A PHASE I AND II CULTURAL RESOURCES ASSESSMENT FOR THE BEAUMONT POINTE SPECIFIC PLAN PROJECT

SP2019-0003; PLAN2019-0283; PLAN2019-0284; ENV2019-0008

CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

APNs 422-060-002, -005, -009, -010, -016, -017, -018, -021, and -022, and 422-170-005 and -008

Sections 1, 2, and 12, Township 3 South, Range 2 West of the *El Casco, California* USGS Quadrangle

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Archaeological Report Summary Information

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USGS Quadrangle: Sections 1, 2, and 12, Township 3 South, Range 2 West of the *El Casco, California* USGS Quadrangle

Study Area: 539.9 acres

Key Words: Archaeological survey and testing program; City of Beaumont; project area is 539.9 acres; *El Casco* USGS topographic quadrangle; historic trash scatters; Jack Rabbit Trail; RIV-5060; RIV-5061; P-33-006229; P-33-009027; P-33-015672; P-33-015673; not CRHR-eligible; monitoring recommended.

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1.0 MANAGEMENT SUMMARY/ABSTRACT

The following report describes the results of the cultural resources survey and testing program conducted by Brian F. Smith and Associates, Inc. (BFSA) for the Beaumont Pointe Specific Plan Project (SP2019-0003; PLAN2019-0283; PLAN2019-0284; ENV2019-0008). As proposed by the applicant, the project includes 539.9 acres located south/southwest of State Highway 60 and the Jack Rabbit Trail exit within the Riverside Badlands (Badlands) foothills of the San Jacinto Mountains of Riverside County and just west of the city of Beaumont. The project is located within portions of Sections 1, 2, and 12 of the U.S. Geological Survey (USGS) 7.5-minute *El Casco*, *California* topographic map, Township 3 South, Range 2 West. The project includes Assessor's Parcel Numbers (APNs) 422-060-002, -005, -009, -010, -016, -017, -018, -021, and -022 and 422-170-005 and -008.

Generally, the southern half of the property is comprised of steep hills and narrow canyons known as the Badlands, while the northern half consists of low rolling foothills and meadows situated at the convergence of the San Timoteo Canyon and the San Gorgonio Pass. Historically, the lower elevated portions of the project have been used for agricultural purposes consisting of barley farming, cattle and goat grazing, and bee husbandry. In contrast, the more inhospitable terrain of the Badlands has largely been left alone except for Jack Rabbit Trail, which is a road alignment that has evolved throughout the late nineteenth century and early twentieth century and traverses the eastern and southeastern portions of the project. No existing structures are situated within the project. As currently designed, the 539.9-acre development will include 30.2 acres for general commercial use, 246.2 acres for industrial use, 128.8 acres for recreation and conservation, and 134.7 acres of conserved land. An additional 82.6 acres of off-site land are proposed for conservation, including 4.2 acres of the existing Jack Rabbit Trail alignment.

As part of the project, the subject property will be annexed by the City of Beaumont. As such, BFSA conducted the archaeological assessment to locate and record any cultural resources present within the project in compliance with the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), and City of Beaumont guidelines. The records search conducted by BFSA at the Eastern Information Center (EIC) at the University of California at Riverside (UCR) identified six previously recorded resources within the project. The six resources previously identified within the subject property are: RIV-5060 (historic trash scatter), RIV-5061 (historic trash scatter), P-33-006229 (historic Jack Rabbit Trail road alignment), P-33-009027 (prehistoric isolate), P-33-015672 (potentially historic water storage tank and valves), and P-33-015673 (modern concrete pad and trash scatter). During the survey, no new resources were identified and all previously recorded resources, except for prehistoric isolate P-33-009027, were located. To adequately evaluate and assess project impacts for the resources within the project boundaries, Phase II significance testing and archival research were recommended and implemented. The Phase II study consisted of archaeological testing at sites RIV-5060 and RIV-5061, while survey information and archival data was utilized for evaluating

the remaining resources. Based upon this study, all resources within the subject property were determined ineligible for listing on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP).

BFSA requested a review of the Sacred Lands Files (SLF) by the Native American Heritage Commission (NAHC) in March of 2019 to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius.

1.1 Purpose of Investigation

The purpose of this investigation was to determine if any cultural resources would be affected by the proposed land development. This study consisted of processing a records search of previously recorded archaeological sites on or near the property, the completion of an archaeological survey to identify any archaeological resources within the project, archival research utilizing Bureau of Land Management (BLM) General Land Office (GLO) records, the Riverside County Archives, historic maps, historic aerial photographs, and local newspapers, testing and evaluation program for any cultural resources that may be impacted by the proposed development. The project development map (see Figure 2.0–3) shows the limits of grading for the proposed Beaumont Pointe Specific Plan Project.

1.2 Major Findings

Survey conditions were generally moderate as some of the southern Badlands portions of the project were inaccessible due to steep terrain and dense vegetation. During the survey, no new resources were identified and all previously recorded resources, except for prehistoric isolate P-33-009027, were located. All located resource locations were mapped and recorded. BFSA conducted Phase II testing at sites RIV-5060 and RIV-5061 on June 6, 2019 to identify any subsurface artifact concentrations and determine site boundaries of the archaeological sites. Shovel Test Pit (STP) excavations were undertaken at both of the sites; however, no significant cultural materials were recovered from the subsurface tests. Surface examinations at all sites resulted in the recovery of fragmented and often non-diagnostic historic artifacts from sites. Further, archival research of the site areas did not identify any significant people or events associated with the two resources. As such, both RIV-5060 and RIV-5061 were determined to be not CRHR- or NRHP-eligible.

The remaining located resources were evaluated utilizing survey and archival data. Based upon this study, the segment of Jack Rabbit Trail (P-33-006229) located within the project was found to not be significant. Although Jack Rabbit Trail was considered a recognized travel path throughout the late nineteenth and twentieth century, the route has been altered many times for automobile improvements, diminishing its integrity. Beyond the recordation of the road's location, its physical attributes do not possess any further research potential, and the resource is not

significant under CEQA or Section 106 criteria, nor eligible for listing on the CRHR or NRHP.

The remaining resources previously recorded within the project were also found not to be significant. Although it could not be located, P-33-009027 was orginally recorded as a prehistoric isolate, and isolates are not considered eligible for listing on the CRHR or the NRHP. Further, survey data found that the water tank and valves (P-33-015672) have been modified/partially destroyed since being recorded and are common irrigation features still utilized in the region. Finally, based upon archival data and survey information, BFSA found that the concrete pads and trash found at P-33-015673 are modern (circa 1977) and not old enough (50 years) to be evaluated for significance or inclusion within the CRHR or NRHP.

Updated Department of Parks and Recreation (DPR) site record forms were prepared for all discovered resources and submitted to the EIC at UCR following the evaluation program (Appendix B). A copy of this report will be permanently filed with the EIC at UCR. Although a small amount of historic debris was recovered during archaeological testing of RIV-5060 and RIV-5061, the material is extremely fragmented and mostly non-diagnostic. As such, none of the collected artifacts will be curated. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSA in Poway, California.

1.3 Recommendation Summary

The Beaumont Pointe Specific Plan Project will result in direct impacts to recorded cultural resources RIV-5060, RIV-5061, P-33-006229, P-33-009027, P-33-015672 and P-33-015673, all of which have been evaluated as not significant and ineligible for listing on the CRHR or the NRHP. Therefore, project related impacts to these resources will not be considered significant or adverse in accordance with CEQA and Section 106 of the NHPA. As such, site-specific mitigation measures are not required. However, due to the presence of cultural resources documenting prehistoric and historic use of this property, and the poor ground visibility during the survey, the potential exists that other unidentified cultural resources may exist within the project that may be exposed during grading. In order to identify any cultural resources uncovered by the development of this project, all earthwork (grading or trenching) shall be monitored by an archaeologist. Native American monitoring is also recommended and should be consistent with the results of the City of Beaumont's AB-52 consultation process.

2.0 INTRODUCTION

BFSA was retained by the applicant to conduct a cultural resources survey and testing and evaluation program for the proposed Beaumont Pointe Specific Plan Project located south/southwest of State Highway 60 within the Badlands foothills of the San Jacinto Mountains of Riverside County and just west of the city of Beaumont. As part of the project, the subject property will be annexed by the City of Beaumont. As such, the archaeological survey was conducted in order to comply with CEQA and City of Beaumont guidelines with regards to development-generated impacts to cultural resources. The project is located in an area of low to moderate cultural resource sensitivity, as is suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in the northwestern Riverside County area are focused around environments with accessible food and water.

The Beaumont Pointe Specific Plan Project is a planned commercial and industrial development that will encompass 539.9 acres located just south/southwest of the Jack Rabbit Trail exit along State Highway 60 (Figure 2.0–1). The subject property encompasses APNs 422-060-002, -005, -009, -010, -016, -017, -018, -021, and -022 and 422-170-005 and -008. The project is located within portions of Sections 1, 2, and 12 of the USGS 7.5-minute *El Casco*, *California* topographic map, Township 3 South, Range 2 West (Figure 2.0–2). As currently designed, the 539.9-acre development will include 30.2 acres for general commercial use, 246.2 acres for industrial use, 128.8 acres for recreational use/conservation, and 134.7 acres of conserved land. An additional 82.6 acres of adjoining off-site land are proposed for conservation as part of the project, including 4.2 acres of the existing Jack Rabbit Trail alignment (Figure 2.0–3).

Principal Investigator Brian Smith directed the cultural resources study for the project and conducted the pedestrian survey with assistance from Project Archaeologist Andrew Garrison, M.A., RPA, Senior Field Archaeologist Clarence Hoff, and field archaeologists David Grabski and James Shrieve. The survey was conducted in approximately 15-meter interval transects, when not hindered by steep terrain and heavy vegetation. Visibility was generally poor due to dense vegetation ground cover found throughout the property. Historically, the lower elevated portions of the project have been used for agricultural proposes consisting of barley farming, cattle and goat grazing, and bee husbandry. In contrast, the more inhospitable terrain of the Badlands has largely been untouched except for the grading of Jack Rabbit Trail. The testing program for sites RIV-5060 and RIV-5061 was conducted by Andrew Garrison, James Shrieve, and Chad Rankle. Andrew Garrison and Brian Smith prepared the technical report, Andrew Garrison and Casey Chin created the report graphics, and Courtney Accardy conducted technical editing and report production. Qualifications of key personnel are provided in Appendix A.

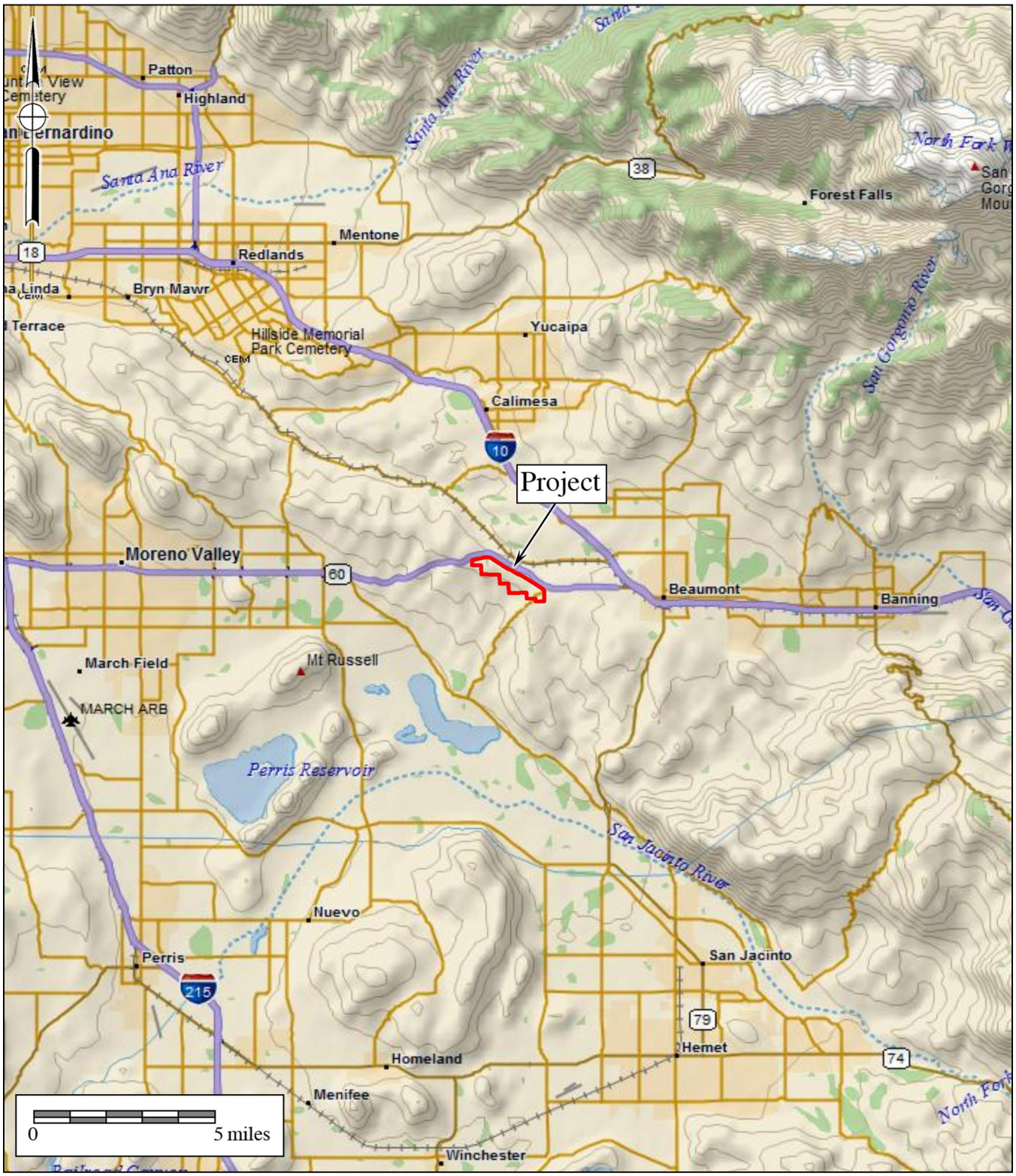


Figure 2.0–1

General Location Map

The Beaumont Pointe Specific Plan Project

DeLorme (1:250,000)

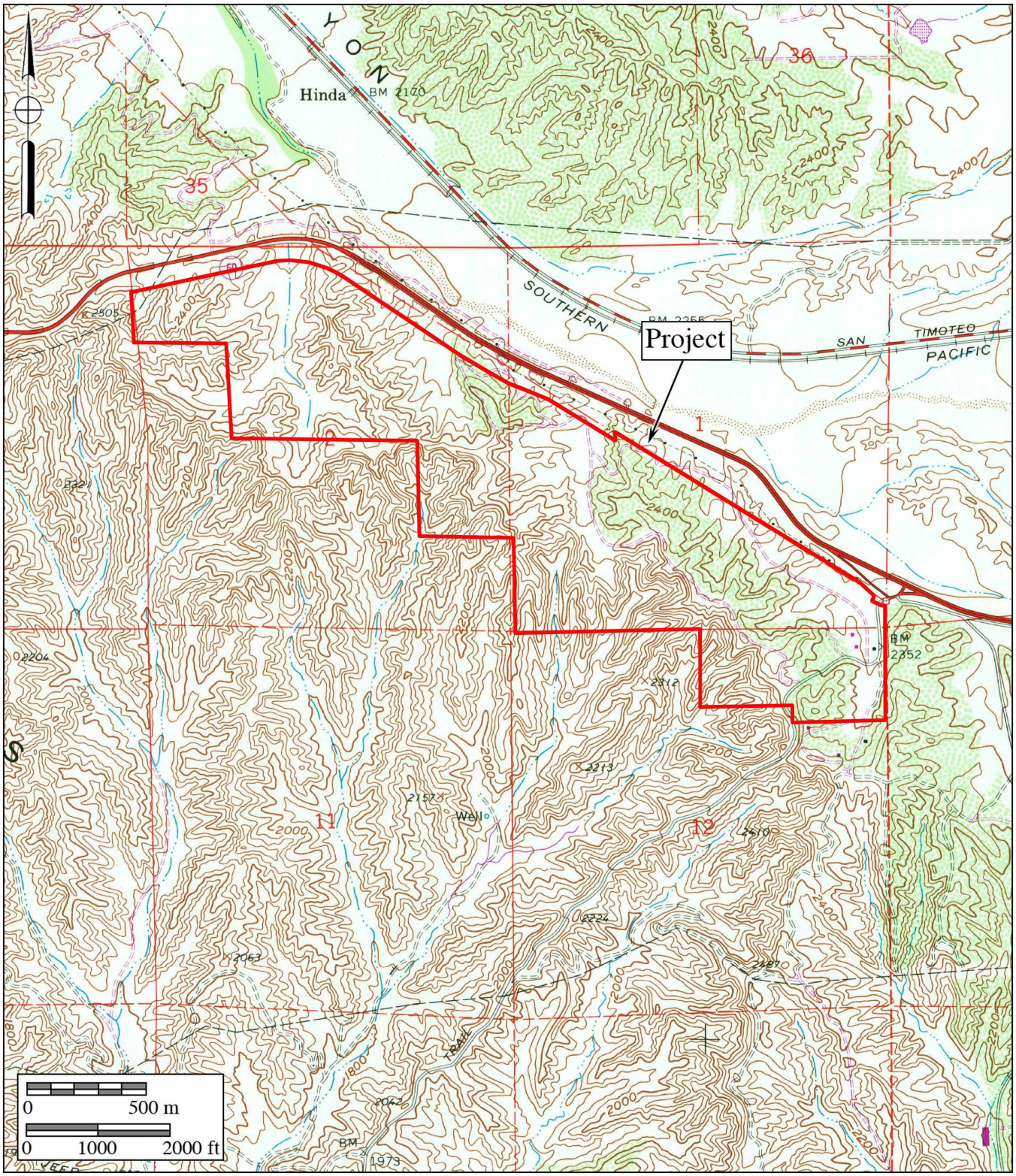
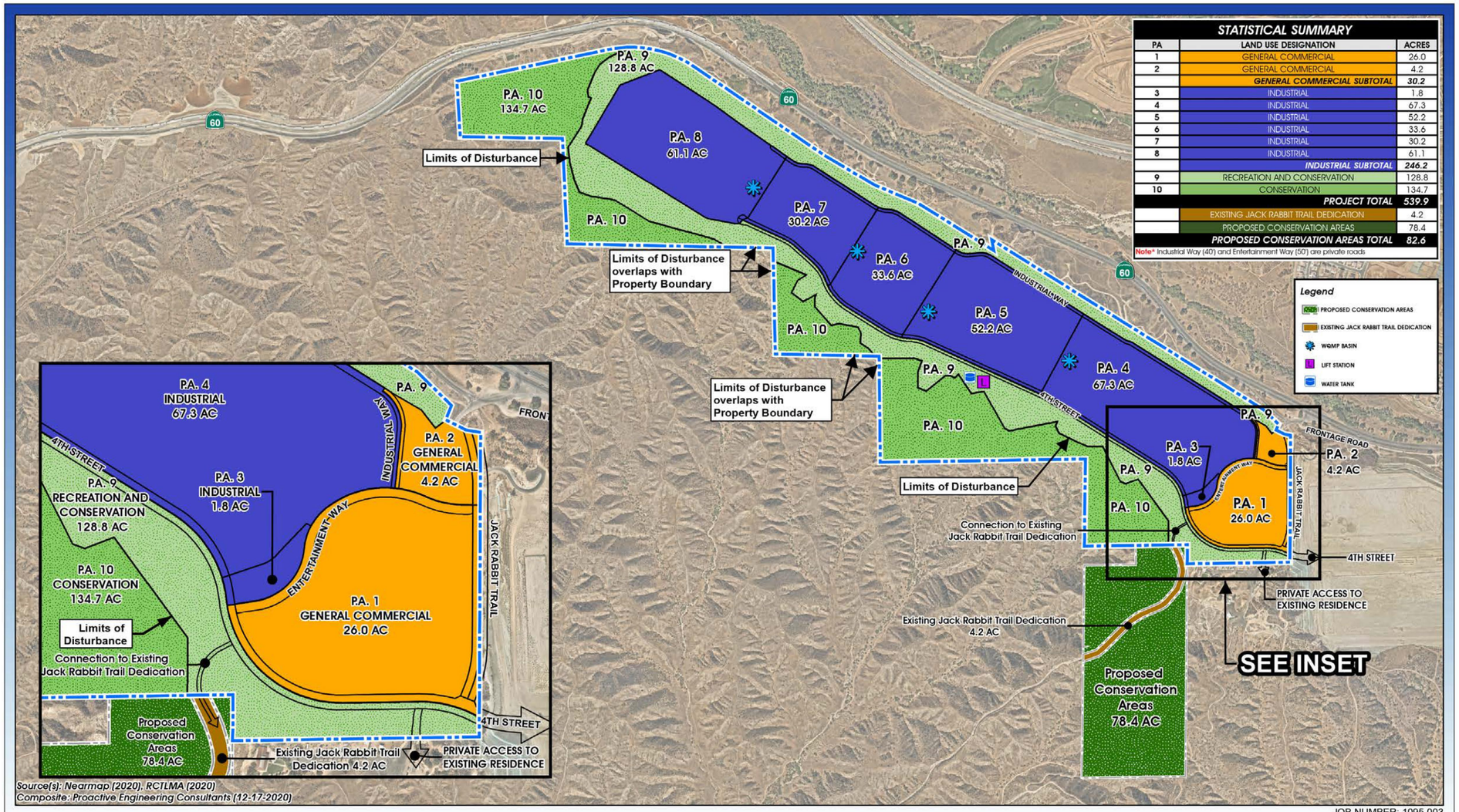


Figure 2.0–2

Project Location Map

The Beaumont Pointe Specific Plan Project

USGS *El Casco* Quadrangle (7.5-minute series)



BEAUMONT POINTE SPECIFIC PLAN

JOB NUMBER: 1095-003
DATE: 01-11-2021

0 550 1,100 Feet

LAND USE PLAN WITH PROPOSED CONSERVATION AREAS

Figure 2.0–3
Proposed Land Use Map
The Beaumont Pointe Specific Plan Project

2.1 Previous Work

The records search for the property conducted by BFSA at the EIC at UCR identified six previously recorded resources within the project, consisting of RIV-5060 (historic trash scatter), RIV-5061 (historic trash scatter), P-33-009027 (prehistoric isolate), P-33-015672 (historic water storage tank and valves), P-33-015673 (concrete pad), and P-33-006229 (historic Jack Rabbit Trail road alignment). Jack Rabbit Trail was recorded in 1983 by the Riverside County Historical Commission (Warner 1983), while the remaining resources all appear to have been identified and recorded during phase I cultural resources surveys. The EIC records search indicated that Archaeological Resource Management Corporation (ARMC) previously surveyed the current property boundaries in 1993 (Allen and Hayden 1993). Allen and Hayden (1993) identified and recorded RIV-5060, RIV-5061, and P-33-009027. The site records for RIV-5061, P-33-009027, P-33-015672, and P-33-015673 indicate the property was resurveyed in 2006 by Michael Brandman Associates (MBA) (Sanka 2006); however, this report was not on file with the EIC. Although the site records completed by Sanka (2006) for the MBA study indicated that RIV-5061, P-33-009027, P-33-015672, and P-33-015673 were not significant resources, it does not appear that any of the resources within the property have ever been formally tested or evaluated for eligibility to the CRHR or the NRHP.

2.2 Project Setting

The 539.9-acre Beaumont Pointe Specific Plan Project is located in northwestern Riverside County, approximately 2.5 miles west of the convergence of State Highway 60 and Interstate 10, just south/southwest of the Jack Rabbit Trail exit along Highway 60. Riverside County lies in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. Generally, the southern half of the property is comprised of steep hills and narrow canyons known as the Badlands, while the northern half consists of low rolling foothills situated at the convergence of the San Timoteo Canyon and the San Gorgonio Pass. Elevations within the project range from approximately 2,240 feet Above Mean Sea Level (AMSL) in the northwestern portion of the project to approximately 2,410 feet AMSL in the southeastern corner. Due to the dramatic steep ridgelines common to the Badlands, elevation ranges within much of the southern portions of the project are drastic, while the rolling hills found in the northern portions of the project tend to offer a gentler transition. Currently, dirt roads and paths are located throughout the property.

Geologically, the majority of the project is underlain by the middle Pliocene to lower Pleistocene (about three million to approximately 1.7 million year old) fossiliferous middle member of the San Timoteo Formation, with Holocene (modern) young alluvial fan deposits lining drainage valleys. Minor surficial units include upper Pleistocene to mostly Holocene (50,000 year old to modern) young landslide deposits, and a few small patches of middle Pleistocene (about 0.6 million year old) very old alluvial-fan deposits (Wirths 2019). The soils classsified within the

project consist of Greenfield sandy loam, San Timoteo loam, Ramona sandy loam, and areas designated as "Badlands" (SoilWeb 2019).

Vegetation on the property consists primarily of a sage scrub and chaparral communities within the hilly steep terrain and non-native weeds and grasses within the low rolling hills. Small pockets of riparian habitat also exists within the seasonal drainages that cut through many of the inaccessible portions of the property. During the prehistoric period, vegetation in the general area of the project provided sufficient food resources to support prehistoric human occupants. Animals that inhabited the project area during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. The natural setting of the locale during prehistoric occupation offered a rich nutritional resource base. Natural drainages located within local canyons could have provided a source of water, and the San Timoteo Creek is located just under a quarter-of-a-mile north, northeast of the project. The steep terrain and narrow canyons of the steeper areas of the project would make many of the intermittent water sources within the project difficult to access. Historically, the property likely contained the same plant and animal species as are present today.

2.3 Cultural Setting – Archaeological Perspectives

The archaeological perspective seeks to reconstruct past cultures based upon the material remains left behind. This is done using a range of scientific methodologies, almost all of which draw from evolutionary theory as the base framework. Archaeology allows one to look deeper into history or prehistory to see where the beginnings of ideas manifest via analysis of material culture, allowing for the understanding of outside forces that shape social change. Thus, the archaeological perspective allows one to better understand the consequences of the history of a given culture upon modern cultures. Archaeologists seek to understand the effects of past contexts of a given culture on *this* moment in time, not culture in context *in* the moment.

Despite this, a distinction exists between "emic" and "etic" ways of understanding material culture, prehistoric lifeways, and cultural phenomena in general (Harris 1991). While "emic" perspectives serve the subjective ways in which things are perceived and interpreted by the participants within a culture, "etic" perspectives are those of an outsider looking in hoping to attain a more scientific or "objective" understanding of the given phenomena. Archaeologists, by definition, will almost always serve an etic perspective as a result of the very nature of their work. As indicated by Laylander et al. (2014), it has sometimes been suggested that etic understanding, and therefore an archaeological understanding, is an imperfect and potentially ethnocentric attempt to arrive at emic understanding. In contrast to this, however, an etic understanding of material culture, cultural phenomena, and prehistoric lifeways can address significant dimensions of culture that lie entirely beyond the understanding or interest of those solely utilizing an emic perspective. As Harris (1991:20) appropriately points out, "Etic studies often involve the measurement and juxtaposition of activities and events that native informants find inappropriate or meaningless." This is also likely true of archaeological comparisons and juxtapositions of material culture.

However, culture as a whole does not occur in a vacuum and is the result of several millennia of choices and consequences influencing everything from technology, to religions, to institutions. Archaeology allows for the ability to not only see what came before, but to see how those choices, changes, and consequences affect the present. Where possible, archaeology should seek to address both emic and etic understandings to the extent that they may be recoverable from the archaeological record as manifestations of patterned human behavior (Laylander et al. 2014).

To that point, the culture history offered herein is primarily based upon archaeological (etic) and ethnographic (partially emic and partially etic) information. It is understood that the ethnographic record and early archaeological records were incompletely and imperfectly collected. In addition, in most cases, more than a century of intensive cultural change and cultural evolution had elapsed since the terminus of the prehistoric period. Coupled with the centuries and millennia of prehistoric change separating the "ethnographic present" from the prehistoric past, this has affected the emic and etic understandings of prehistoric cultural settings. Regardless, there remains a need to present the changing cultural setting within the region under investigation. As a result, both archaeological and Native American perspectives are offered when possible.

2.3.1 Introduction

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Takic groups are the three general cultural periods represented in Riverside County. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was primarily represented by the Cahuilla, Gabrielino, and Luiseño Indians; however, the project does also fall within an area likely occupied by the Serrano.

Absolute chronological information, where possible, will be incorporated into this archaeological discussion to examine the effectiveness of continuing to interchangeably use these terms. Reference will be made to the geological framework that divides the archaeologically-based culture chronology of the area into four segments: the late Pleistocene (20,000 to 10,000 years before the present [YBP]), the early Holocene (10,000 to 6,650 YBP), the middle Holocene (6,650 to 3,350 YBP), and the late Holocene (3,350 to 200 YBP).

2.3.2 Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

Archaeologically, the Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major

vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

2.3.3 Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

Archaeological data indicates that between 9,000 and 8,000 YBP, a widespread complex was established in the southern California region, primarily along the coast (Warren and True 1961). This complex is locally known as the La Jolla Complex (Rogers 1939; Moriarty 1966), which is regionally associated with the Encinitas Tradition (Warren 1968) and shares cultural components with the widespread Milling Stone Horizon (Wallace 1955). The coastal expression of this complex appeared in southern California coastal areas and focused upon coastal resources and the development of deeply stratified shell middens that were primarily located around bays and lagoons. The older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of over 7,000 years in this region, beginning over 9,000 YBP.

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools that are closely associated with the marine resources of the area, cobble-based tools, and flexed human burials (Shumway et al. 1961; Smith and Moriarty 1985). While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing. This suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period (Koerper et al. 1986). Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads.

The coastal lagoons in southern California supported large Milling Stone Horizon populations circa 6,000 YBP, as is shown by numerous radiocarbon dates from the many sites adjacent to the lagoons. The ensuing millennia were not stable environmentally, and by 3,000 YBP, many of the coastal sites in central San Diego County had been abandoned (Gallegos 1987, 1992). The abandonment of the area is usually attributed to the sedimentation of coastal lagoons and the resulting deterioration of fish and mollusk habitat. This is a well-documented situation at Batiquitos Lagoon, where over a two-thousand-year period, dominant mollusk species occurring in archaeological middens shift from deep-water mollusks (*Argopecten* sp.) to species tolerant of

tidal flat conditions (*Chione* sp.), indicating water depth and temperature changes (Miller 1966; Gallegos 1987).

This situation likely occurred for other small drainages (Buena Vista, Agua Hedionda, San Marcos, and Escondido creeks) along the central San Diego coast where low flow rates did not produce sufficient discharge to flush the lagoons they fed (Buena Vista, Agua Hedionda, Batiquitos, and San Elijo lagoons) (Byrd 1998). Drainages along the northern and southern San Diego coastline were larger and flushed the coastal hydrological features they fed, keeping them open to the ocean and allowing for continued human exploitation (Byrd 1998). Peñasquitos Lagoon exhibits dates as late as 2,355 YBP (Smith and Moriarty 1985) and San Diego Bay showed continuous occupation until the close of the Milling Stone Horizon (Gallegos and Kyle 1988). Additionally, data from several drainages in Camp Pendleton indicate a continued occupation of shell midden sites until the close of the period, indicating that coastal sites were not entirely abandoned during this time (Byrd 1998).

By 5,000 YBP, an inland expression of the La Jolla Complex is evident in the archaeological record, exhibiting influences from the Campbell Tradition from the north. These inland Milling Stone Horizon sites have been termed "Pauma Complex" (True 1958; Warren et al. 1961; Meighan 1954). By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex (True 1980), it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples. Evidence from the 4S Project in inland San Diego County suggests that these inland sites may represent seasonal components within an annual subsistence round by La Jolla Complex populations (Raven-Jennings et al. 1996). Including both coastal and inland sites of this time period in discussions of the Encinitas Tradition, therefore, provides a more complete appraisal of the settlement and subsistence system exhibited by this cultural complex.

More recent work by Sutton has identified a more localized complex known as the Greven Knoll Complex. The Greven Knoll Complex is a redefined northern inland expression of the Encinitas Tradition first put forth by Mark Sutton and Jill Gardner (2010). Sutton and Gardner (2010:25) state that "[t]he early millingstone archaeological record in the northern portion of the interior southern California was not formally named but was often referred to as 'Inland Millingstone,' 'Encinitas,' or even 'Topanga.'" Therefore, they proposed that all expressions of the inland Milling Stone in southern California north of San Diego County be grouped together in the Greven Knoll Complex.

The Greven Knoll Complex, as postulated by Sutton and Gardner (2010), is broken into three phases and obtained its name from the type-site Greven Knoll located in Yucaipa, California. Presently, the Greven Knoll Site is part of the Yukaipa't Site (SBR-1000) and was combined with the adjacent Simpson Site. Excavations at Greven Knoll recovered manos, metates, projectile

points, discoidal cogged stones, and a flexed inhumation with a possible cremation (Kowta 1969:39). It is believed that the Greven Knoll Site was occupied between 5,000 and 3,500 YBP. The Simpson Site contained mortars, pestles, side-notched points, and stone and shell beads. Based upon the data recovered at these sites, Kowta (1969:39) suggested that "coastal Milling Stone Complexes extended to and interdigitated with the desert Pinto Basin Complex in the vicinity of the Cajon Pass."

Phase I of the Greven Knoll Complex is generally dominated by the presence of manos and metates, core tools, hammerstones, large dart points, flexed inhumations, and occasional cremations. Mortars and pestles are absent from this early phase, and the subsistence economy emphasized hunting. Sutton and Gardner (2010:26) propose that the similarity of the material culture of Greven Knoll Phase I and that found in the Mojave Desert at Pinto Period sites indicates that the Greven Knoll Complex was influenced by neighbors to the north at that time. Accordingly, Sutton and Gardner (2010) believe that Greven Knoll Phase I may have appeared as early as 9,400 YBP and lasted until about 4,000 YBP.

Greven Knoll Phase II is associated with a period between 4,000 and 3,000 YBP. Artifacts common to Greven Knoll Phase II include manos and metates, Elko points, core tools, and discoidals. Pestles and mortars are present; however, they are only represented in small numbers. Finally, there is an emphasis upon hunting and gathering for subsistence (Sutton and Gardner 2010:8).

Greven Knoll Phase III includes manos, metates, Elko points, scraper planes, choppers, hammerstones, and discoidals. Again, small numbers of mortars and pestles are present. Greven Knoll Phase III spans from approximately 3,000 to 1,000 YBP and shows a reliance upon seeds and yucca. Hunting is still important, but bones seem to have been processed to obtain bone grease more often in this later phase (Sutton and Gardner 2010:8).

The shift in food processing technologies during each of these phases indicate a change in subsistence strategies; although people were still hunting for large game, plant-based foods eventually became the primary dietary resource (Sutton 2011a). Sutton's (2011b) argument posits that the development of mortars and pestles during the middle Holocene can be attributed to the year-round exploitation of acorns as a main dietary provision. Additionally, the warmer and drier climate may have been responsible for groups from the east moving toward coastal populations, which is archaeologically represented by the interchange of coastal and eastern cultural traits (Sutton 2011a).

2.3.4 Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Many Native American groups in the region hold the world view that as a population, they were created in southern California. Archaeological and anthropological data, however, proposes a scientific/archaeological perspective, suggesting that at approximately 1,350 YBP, Takic-speaking groups from the Great Basin region moved into Riverside County, marking the transition to the Late Prehistoric Period. An analysis of the Takic expansion by Sutton (2009) indicates that

inland southern California was occupied by "proto-Yuman" populations before 1,000 YBP. The comprehensive, multi-phase model offered by Sutton (2009) employs linguistic, ethnographic, archaeological, and biological data to solidify a reasonable argument for population replacement of Takic groups to the north by Penutians (Laylander 1985). As a result, it is believed that Takic expansion occurred starting around 3,500 YBP moving toward southern California, with the Gabrielino language diffusing south into neighboring Yuman (Hokan) groups around 1,500 to 1,000 YBP, possibly resulting in the Luiseño dialect.

Based upon Sutton's model, the final Takic expansion would not have occurred until about 1,000 YBP, resulting in Vanyume, Serrano, Cahuilla, and Cupeño dialects. The model suggests that the Luiseño did not simply replace Hokan speakers, but were rather a northern San Diego County/southern Riverside County Yuman population who adopted the Takic language. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead.

2.3.5 Protohistoric Period (Late Holocene: 1790 to Present)

Ethnohistoric and ethnographic evidence indicates that primarily three Takic-speaking groups occupied Riverside County: the Cahuilla, the Gabrielino, and the Luiseño. However, the project is also located near the territory known to have been occupied by the Serrano. The geographic boundaries between these groups in pre- and proto-historic times are difficult to place. This group was a seasonal hunting and gathering people with cultural elements that were very distinct from Archaic Period peoples. These distinctions include cremation of the dead, the use of the bow and arrow, and exploitation of the acorn as a main food staple (Moratto 1984). Along the coast, the Luiseño made use of available marine resources by fishing and collecting mollusks for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for Luiseño groups. Elaborate kinship and clan systems between the Luiseño and other groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian and other resources from the eastern deserts, as well as steatite from the Channel Islands.

According to Charles Handley (1967), the primary settlements of Late Prehistoric Luiseño Indians in the San Jacinto Plain were represented by Ivah and Soboba near Soboba Springs, Jusipah near the town of San Jacinto, Ararah in Webster's Canyon en route to Idyllwild, Pahsitha near Big Springs Ranch southeast of Hemet, and Corova in Castillo Canyon. These locations share features such as the availability of food and water resources. Features of this land use include petroglyphs and pictographs, as well as widespread milling, which is evident in bedrock and portable

implements. Groups in the vicinity of the project, neighboring the Luiseño, include the Cahuilla and the Gabrielino. Ethnographic data for the three groups is presented below.

Luiseño: An Archaeological and Ethnographic Perspective

When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Ranges mountains at San Jacinto (including Palomar Mountain to the south and Santiago Peak to the north), on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luiseño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than the Kumeyaay who occupied territory to the south. The Luiseño differed from their neighboring Takic speakers in having an extensive proliferation of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct worldview that stemmed from the use of datura (a hallucinogen), and an elaborate religion that included the creation of sacred sand paintings depicting the deity Chingichngish (Bean and Shipek 1978; Kroeber 1976).

Subsistence and Settlement

The Luiseño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were comprised of areas that were publicly and privately (by family) owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were intensively used from January to March when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. The Luiseño remained at village sites for the remainder of the year, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1976).

The most important food source for the Luiseño was the acorn, six different species of which were used (*Quercus californica, Quercus agrifolia, Quercus chrysolepis, Quercus dumosa, Quercus engelmannii,* and *Quercus wislizenii*). Seeds, particularly of grasses, flowering plants, and mints, were also heavily exploited. Seed-bearing species were encouraged through controlled burns, which were conducted at least every third year. A variety of other stems, leaves, shoots, bulbs, roots, and fruits were also collected. Hunting augmented this vegetal diet. Animal species taken included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, freshwater fish from mountain streams, marine mammals, and other sea creatures such as fish, crustaceans, and mollusks (particularly abalone, or *Haliotis* sp.). In addition, a variety of snakes, small birds, and rodents were eaten (Bean and Shipek 1978; Kroeber 1976).

Social Organization

Social groups within the Luiseño nation consisted of patrilinear families or clans, which were politically and economically autonomous. Several clans comprised a religious party, or nota, which was headed by a chief who organized ceremonies and controlled economics and warfare. The chief had assistants who specialized in particular aspects of ceremonial or environmental knowledge and who, with the chief, were part of a religion-based social group with special access to supernatural power, particularly that of Chingichngish. The positions of chief and assistants were hereditary, and the complexity and multiplicity of these specialists' roles likely increased in coastal and larger inland villages (Bean and Shipek 1978; Kroeber 1976; Strong 1929).

Marriages were arranged by the parents, often made to forge alliances between lineages. Useful alliances included those between groups of differing ecological niches and those that resulted in territorial expansion. Residence was patrilocal (Bean and Shipek 1978; Kroeber 1976). Women were primarily responsible for plant gathering and men principally hunted, but at times, particularly during acorn and marine mollusk harvests, there was no division of labor. Elderly women cared for children and elderly men participated in rituals, ceremonies, and political affairs. They were also responsible for manufacturing hunting and ritual implements. Children were taught subsistence skills at the earliest age possible (Bean and Shipek 1978; Kroeber 1976).

Material Culture

House structures were conical, partially subterranean, and thatched with reeds, brush, or bark. Ramadas were rectangular, protected workplaces for domestic chores such as cooking. Ceremonial sweathouses were important in purification rituals; these were round and partially subterranean thatched structures covered with a layer of mud. Another ceremonial structure was the wámkis (located in the center of the village, serving as the place of rituals), where sand paintings and other rituals associated with the Chingichngish religious group were performed (Bean and Shipek 1978; Kroeber 1976).

Clothing was minimal; women wore a cedar-bark and netted twine double apron and men wore a waist cord. In cold weather, cloaks or robes of rabbit fur, deerskin, or sea otter fur were worn by both sexes. Footwear included deerskin moccasins and sandals fashioned from yucca fibers. Adornments included bead necklaces and pendants made of bone, clay, stone, shell, bear claw, mica, deer hooves, and abalone shell. Men wore ear and nose piercings made from cane or bone, which were sometimes decorated with beads. Other adornments were commonly decorated with semiprecious stones including quartz, topaz, garnet, opal, opalite, agate, and jasper (Bean and Shipek 1978; Kroeber 1976).

Hunting implements included the bow and arrow. Arrows were tipped with either a carved, fire-hardened wood tip or a lithic point, usually fashioned from locally available metavolcanic material or quartz. Throwing sticks fashioned from wood were used in hunting small game, while deer head decoys were used during deer hunts. Coastal groups fashioned dugout canoes for nearshore fishing and harvested fish with seines, nets, traps, and hooks made of bone or abalone

shell (Bean and Shipek 1978; Kroeber 1976).

The Luiseño had a well-developed basket industry. Baskets were used in resource gathering, food preparation, storage, and food serving. Ceramic containers were shaped by paddle and anvil and fired in shallow, open pits to be used for food storage, cooking, and serving. Other utensils included wood implements, steatite bowls, and ground stone manos, metates, mortars, and pestles (Bean and Shipek 1978; Kroeber 1976). Additional tools such as knives, scrapers, choppers, awls, and drills were also used. Shamanistic items include soapstone or clay smoking pipes and quartz or tourmaline crystals (Bean and Shipek 1978; Kroeber 1976).

Cahuilla: An Archaeological and Ethnographic Perspective

According to Bean (1978) and Kroeber (1976), at the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory that included the San Bernardino Mountains, the Orocopia Mountains, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. According to Bean et al. (1992) the Cahuilla were centered around the San Jacinto and Santa Rosa mountains. While Milanovich (2021), quoting the Late Cahuilla elder Alvino Siva, states, "The Cahuilla boundaries existed as far west as Colton, north to the San Bernadino Mountains, east to the Chocolate Mountains, and south to Palomar Mountain."

The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the Chingichngish religious group of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group (Bean 1978; Kroeber 1976).

Subsistence and Settlement

Cahuilla villages were typically permanent and located on low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and also afforded protection from prevailing winds. Villages had areas that were publicly owned and areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

The Cahuilla's use of plant resources is well documented. Plant foods harvested by the Cahuilla included valley oak acorns and single-leaf pinyon pine nuts. Other important plant species included bean and screw mesquite, agave, Mohave yucca, cacti, palm, chia, quail brush, yellowray goldfield, goosefoot, manzanita, catsclaw, desert lily, mariposa lily, and a number of other species such as grass seed. A number of agricultural domesticates were acquired from the Colorado River tribes including corn, bean, squash, and melon grown in limited amounts. Animal

species taken included deer, bighorn sheep, pronghorn antelope, rabbit, hare, rat, quail, dove, duck, roadrunner, and a variety of rodents, reptiles, fish, and insects (Bean 1978; Kroeber 1976).

Social Organization

The Cahuilla was not a political nation, but rather a cultural nationality with a common language. Two non-political, non-territorial patrimoieties were recognized: the Wildcats (túktem) and the Coyotes (?ístam). Lineage and kinship were memorized at a young age among the Cahuilla, providing a backdrop for political relationships. Clans were comprised of three to 10 lineages; each lineage owned a village site and specific resource areas. Lineages within a clan cooperated in subsistence activities, defense, and rituals (Bean 1978; Kroeber 1976).

A system of ceremonial hierarchy operated within each lineage. The hierarchy included the lineage leader, who was responsible for leading subsistence activities, guarding the sacred bundle, and negotiating with other lineage leaders in matters concerning land use, boundary disputes, marriage arrangements, trade, warfare, and ceremonies. The ceremonial assistant to the lineage leader was responsible for organizing ceremonies. A ceremonial singer possessed and performed songs at rituals and trained assistant singers. The shaman cured illnesses through supernatural powers, controlled natural phenomena, and was the guardian of ceremonies, keeping evil spirits away. The diviner was responsible for finding lost objects, telling future events, and locating game and other food resources. Doctors were usually older women who cured various ailments and illnesses with their knowledge of medicinal herbs. Finally, certain Cahuilla specialized as traders, who ranged as far west as Santa Catalina and as far east as the Gila River (Bean 1978; Kroeber 1976).

Marriages were arranged by parents from opposite moieties. When a child was born, an alliance formed between the families, which included frequent reciprocal exchanges. The Cahuilla kinship system extended to relatives within five generations. Important economic decisions, primarily the distribution of goods, operated within this kinship system (Bean 1978; Kroeber 1976).

Material Culture

Cahuilla houses were dome-shaped or rectangular, thatched structures. The home of the lineage leader was the largest, located near the ceremonial house with the best access to water. Other structures within the village included the men's sweathouse and granaries (Bean 1978; Kroeber 1976).

Cahuilla clothing, like other groups in the area, was minimal. Men typically wore a loincloth and sandals; women wore skirts made from mesquite bark, animal skin, or tules. Babies wore mesquite bark diapers. Rabbit skin cloaks were worn in cold weather (Bean 1978; Kroeber 1976).

Hunting implements included the bow and arrow, throwing sticks, and clubs. Grinding tools used in food processing included manos, metates, and wood mortars. The Cahuilla were

known to use long grinding implements made from wood to process mesquite beans; the mortar was typically a hollowed log buried in the ground. Other tools included steatite arrow shaft straighteners (Bean 1978; Kroeber 1976).

Baskets were made from rush, deer grass, and skunkbrush. Different species and leaves were chosen for different colors in the basket design. Coiled-ware baskets were either flat (for plates, trays, or winnowing), bowl-shaped (for food serving), deep, inverted, and cone-shaped (for transporting), or rounded and flat-bottomed for storing utensils and personal items (Bean 1978; Kroeber 1976).

Cahuilla pottery was made from a thin, red-colored ceramic ware that was often painted and incised. Four basic vessel types are known for the Cahuilla: small-mouthed jars, cooking pots, bowls, and dishes. Additionally, smoking pipes and flutes were fashioned from ceramic (Bean 1978; Kroeber 1976).

Serrano: An Archaeological and Ethnographic Perspective

Aboriginally, the Serrano occupied an area east of present-day Los Angeles. According to Bean and Smith (1978b), definitive boundaries are difficult to place for the Serrano due to their sociopolitical organization and a lack of reliable data:

> The Serrano were organized into autonomous localized lineages occupying definite, favored territories, but rarely claiming any territory far removed from the lineage's home base. Since the entire dialectical group was neither politically united nor amalgamated into supralineage groups, as many of their neighbors were, one must speak in terms of generalized areas of usage rather than pan-tribal holdings. (Strong [1971] in Bean and Smith 1978b)

However, researchers place the Serrano in the San Bernardino Mountains east of Cajon Pass and at the base of and north of the mountains near Victorville, east to Twentynine Palms, and south to the Yucaipa Valley (Bean and Smith 1978b). Serrano has been used broadly for languages in the Takic family including Serrano, Kitanemuk, Vanyume, and Tataviam.

Subsistence and Settlement

Serrano village locations were typically located near water sources. Individual family dwellings were likely circular, domed structures. Daily household activities would either take place outside of the house out in the open, or under a ramada constructed of a thatched willow pole roof held up by four or more poles inserted into the ground. Families could consist of a husband, wife/wives, unmarried female children, married male children, the husband's parents, and/or widowed aunts and uncles. Rarely, an individual would occupy his own house, typically in the mountains. Serrano villages also included a large ceremonial house where the lineage leader would live, which served as the religious center for lineages or lineage-sets, granaries, and

sweathouses (Bean and Smith 1978b).

The Serrano were primarily hunters and gatherers. Vegetal staples varied with locality. Acorns and piñon nuts were found in the foothills, and mesquite, yucca roots, cacti fruits, and piñon nuts were found in or near the desert regions. Diets were supplemented with other roots, bulbs, shoots, and seeds (Heizer 1978). Deer, mountain sheep, antelopes, rabbits, and other small rodents were among the principal food packages. Various game birds, especially quail, were also hunted. The bow and arrow were used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was hunted communally, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). Earth ovens were used to cook meat, bones were boiled to extract marrow, and blood was either drunk cold or cooked to a thicker consistency and then eaten. Some meat and vegetables were sun-dried and stored. Food acquisition and processing required the manufacture of additional items such as knives, stone or bone scrapers, pottery trays and bowls, bone or horn spoons, and stirrers. Mortars, made of either stone or wood, and metates were also manufactured (Strong 1971; Drucker 1937; Benedict 1924).

Social Organization

The Serrano were part of "exogamous clans, which in turn were affiliated with one of two exogamous moieties, *tuk*^{w}*utam* (Wildcat) and *wahiʔiam* (Coyote)" (Bean and Smith 1978b). According to Strong (1971), details such as number, structure, and function of the clans are unknown. Instead, he states that clans were not political, but were rather structured based upon "economic, marital, or ceremonial reciprocity, a pattern common throughout Southern California" (Bean and Smith 1978b). The Serrano formed alliances amongst their own clans and with Cahuilla, Chemehuevi, Gabrielino, and Cupeño clans (Bean and Smith 1978b). Clans were large, autonomous, political, and landholding units formed patrilineally, with all males descending from a common male ancestor, including all wives and descendants of the males. However, even after marriage, women would still keep their original lineage, and would still participate in those ceremonies (Bean and Smith 1978b).

According to Bean and Smith (1978b), the cosmogony and cosmography of the Serrano are very similar to those of the Cahuilla:

> There are twin creator gods, a creation myth told in "epic poem" style, each local group having its own origin story, water babies whose crying foretells death, supernatural beings of various kinds and on various hierarchically arranged power-access levels, an Orpheus-like myth, mythical deer that no one can kill, and tales relating the adventures (and misadventures) of Coyote, a tragicomic trickster-transformer culture hero. (Bean [1962-1972] and Benedict [1924] in Bean and Smith 1978b)

The Serrano had a shaman, a person who acquired their powers through dreams, which were

induced through ingestion of the hallucinogen datura. The shaman was mostly a curer/healer, using herbal remedies and "sucking out the disease-causing agents" (Bean and Smith 1978b).

Material Culture

The Serrano were very similar technologically to the Cahuilla. In general, manufactured goods included baskets, some pottery, rabbit-skin blankets, awls, arrow straighteners, sinew-backed bows, arrows, fire drills, stone pipes, musical instruments (rattles, rasps, whistles, bull-roarers, and flutes), feathered costumes, mats for floor and wall coverings, bags, storage pouches, cordage (usually comprised of yucca fiber), and nets (Heizer 1978).

Gabrielino: An Archaeological and Ethnographic Perspective

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978a; Kroeber 1976).

Subsistence and Settlement

The Gabrielino lived in permanent villages and occupied smaller resource-gathering camps at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams and in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978a; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray and shark, California sea lion, Stellar sea lion, harbor seal, northern elephant seal, sea otter, dolphin and porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks, such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and numerous snake species (Bean and Smith 1978a; Kroeber 1976).

Social Organization

Little is known about the social structure of the Gabrielino; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978a; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978a; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978a; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978a; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978a; Kroeber 1976).

Material Culture

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a yuvar, an open-air structure built near the chief's house (Bean and Smith 1978a; Kroeber 1976).

Clothing was minimal; men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and Smith 1978a; Kroeber 1976).

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wood paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite since it was valued so much by groups throughout southern California (Bean and Smith 1978a; Kroeber 1976).

2.3.6 Ethnohistoric Period (1769 to Present)

Traditionally, the history of the state of California has been divided into three general periods: the Spanish Period (1769 to 1821), the Mexican Period (1822 to 1846), and the American Period (1848 to present) (Caughey 1970). The American Period is often further subdivided into additional phases: the nineteenth century (1848 to 1900), the early twentieth century (1900 to 1950), and the Modern Period (1950 to present). From an archaeological standpoint, all of these phases can be referred to together as the Ethnohistoric Period. This provides a valuable tool for archaeologists, as ethnohistory is directly concerned with the study of indigenous or non-Western peoples from a combined historical/anthropological viewpoint, which employs written documents, oral narrative, material culture, and ethnographic data for analysis.

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at “San Miguel”; 60 years later, Viscaíno changed it to “San Diego” (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late

eighteenth century, a large portion of southern California was overseen by the Spanish at Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonization of the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Through the mission system, the Spanish gained power through the support of a large, subjugated Native American workforce. The subjugation also included assigning labels to the Native population as it relates to the mission they were located at. As such, many of the names used for the Native groups in the area and later by ethnographers are not the original names the people had called themselves. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked on a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin

to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as "ranchos," covered expansive portions of California and by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

> We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission … We plead and beseech you … to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Further, many Native Americans had their traditional lands taken from them and moved to land that was not adequate for them to maintain their lifeways. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put

into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry that was established during the earlier rancho period. However, by 1859, the first United States Post Office in what would eventually become Riverside County was set up at John Magee's store on the Temecula Rancho (Gunther 1984).

During the same decade, the Native Americans of southern Riverside County, including the Cahuilla, Cupeño, Luiseño, and Serrano, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Gorgonio Pass. Milanovich (2021) notes that "The treaty commissioners told the tribal leaders to sign the treaties, or face annihilation through war, settlement, relocation, and forced removal." The Treaty of Temecula was signed on January 5, 1852, while a similar treaty known as the Treaty of Santa Ysabel was signed with the Kumeyaay two days later (Milanovich 2021). However, Congress never ratified these treaties, and the promises laid out in them were rejected during a "secret session" (Brigandi 1998; Milanovich 2021). As a result, Native Americans were able to be evicted from their lands which were desired by American citizens. "The United States chose not to act on the issue until twenty-three years later when President Ulysses S. Grant began to establish reservations through executive orders in Southern California" (Phillips 2014; Milanovich 2021). With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region. As the Jurupa area became more and more populated, circa 1870, Judge John Wesley North and a group of associates founded the city of Riverside on part of the former rancho.

Although the first orange trees were planted in Riverside County circa 1871, it was not until a few years later when a small number of Brazilian navel orange trees were established that the citrus industry truly began in the region (Patterson 1971). The Brazilian navel orange was well suited to the climate of Riverside County and thrived with assistance from several extensive irrigation projects. At the close of 1882, an estimated half a million citrus trees were present in California. It is estimated that nearly half of that population was in Riverside County. Population growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971).

Shortly thereafter, with the start of World War I, the United States began to develop a military presence in Riverside County with the construction of what would become March Air Reserve Base. March Air Reserve Base was established on March 1, 1918 as the Alessandro Flying Training Field after the United States entered World War I (Gunther 1984). The name was officially changed to March Field on March 20, 1918 in honor of Peyton C. March, Jr., who had been killed in a training plane crash in Fort Worth, Texas, earlier that year. The air field continued to change names, including: March Army Air Field in 1941; March Army Air Base in 1942; March Army Air Force Base (to reflect the establishment of the United States Air Force) in 1947; and March Air Reserve Base in 1996 (March Field Air Museum n.d.).

In the decades that followed, populations spread throughout the county into Lake Elsinore, Corona, Norco, Murrieta, and Wildomar. However, a significant portion of the county remained largely agricultural well into the 1970s. Following the 1970s, Riverside saw a period of dramatic population increase as the result of new development, more than doubling the population of the county with a population of over 1.3 million residents (Patterson 1971).

General History of the Riverside Badlands

The project is located within an area of Riverside County historically known as the Badlands. The Badlands are described as "natural landscapes scored by closely spaced, V-shaped gullies with straight sides that intersect knife-edged ridges" (Bloom 1969). Father Jose Sanchez first discussed the hills in which the project is contained in 1821. Sanchez noted in his diary that as he traveled from Mystic Lake, just west of the project, to San Bernardino, he went over hilly, exceedingly barren country covered in brushwood, having to ascend and descend the hilly terrain numerous times with much trouble (Gunther 1984). During the 1897 to 1898 field work conducted by the USGS, the area extending between Reche and Lamb canyons was given the "Badlands" designation. In 1867, Henry Hancock, the United States Deputy Surveyor, stated that the Badlands were "too rough to measure" and "in fact a worthless territory with scarcely any grass or water and no timber" (Gunther 1984). Subsequent surveys conducted by John Goldsworthy, Jr. in 1871, George Sandow in 1879, and W.A. Goodyear in 1888 describe the hills in similar language (Gunther 1984). The rough, inhospitable terrain likely deterred development of the area historically, as it was not until the late twentieth century that the Badlands began to be utilized in the creation of the Riverside County Badlands Landfill and rock quarrying.

General History of the City of Beaumont

The original development of the city of Beaumont can be traced to a mail stop called Summit Station established in 1866. The station was located on a passenger stage route through the San Gorgonio Pass. By 1876, the Southern Pacific Company had upgraded the station into a railroad telegraph office. The Southern Pacific Railroad was built through the area in the 1870s, providing a desirable and important transportation corridor (Gunther 1984). This route was known as the Sunset Route which extended between Los Angeles and New Orleans. The line was

constructed by many different companies but consolidated under the Southern Pacific Railroad. The Sunset Route had major advantages over other routes as it was the first all-weather transcontinental rail line (Library of Congress n.d.; Southern Pacific Historical & Technical Society n.d.). As such, the Sunset Route was important to the migration of people and transportation of goods through the San Gorgonio Pass.

By 1844, a town site (San Gorgonio) was established, which was renamed Beaumont in 1886 after H.C. Sigler of Beaumont, Texas purchased it via the Southern California Investment Company. The Beaumont town site was officially surveyed and filed in San Bernardino County in 1887 and was subsequently incorporated into Riverside County in 1893 (Stropes and Smith 2013).

As of 1927, the town boasted a small population of 857 with five churches. The catholic church on the corner of "B" Street and Elm was built and donated to the Catholic Archdiocese by Victor Dominguez, a local resident who was a railroad worker who emigrated from Mexico. The Dominguez family was the first of the Barrio, which is now known as the South Side of Beaumont's Historical Barrio Railroad District (Stropes and Smith 2013).

Historically, the city of Beaumont became one of Riverside County's largest apple growers. Apple orchards in and around the town expanded to a $200,000 a year industry by 1930. Beaumont saw a rise in visitors and residents as the little-known city of Palm Springs to the east grew to become a highly popular resort spot beginning in the 1930s. In response to the growing popularity of Palm Springs, the city of Beaumont attempted to capitalize on the tourism by establishing guest ranches. According to an early 1930s/1940s postcard, the Highland Springs Guest Ranch of Beaumont offered its patrons horseback riding, tennis, archery, horseshoes, swimming, shuffleboard, ping-pong, baseball, ballroom dancing, massage, basketball, and a place to spend the night. Today, as a result of Beaumont's proximity to Los Angeles, the area around and in San Gorgonio Pass has dramatically expanded due to the low housing cost and availability of many new master planned communities (Stropes and Smith 2013).

2.4 Research Goals

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is the northwestern portion of Riverside County. The scope of work for the archaeological program conducted for the Beaumont Pointe Specific Plan Project included the survey of a 539.9-acre area. Given the area involved and the narrow focus of the cultural resources study, the research design for this project was necessarily limited and general in nature. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into

consideration a variety of characteristics, as well a resource's ability to address regional research topics and issues.

Although initial site evaluation investigations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The basic research effort employed is focused upon gathering sufficient data to determine the boundaries of each resource, the depth, stratigraphy, and contents of any subsurface deposits, and the overall integrity of the site. Testing and recordation of the contents of the site would provide the basis to complete an analysis of spatial relationships of artifacts, features, and natural resources. Ultimately, this information forms the foundation to determine the cultural affiliation of the site, the period of occupation, site function, and potential to address more focused research questions. The following research questions take into account the size and location of the project discussed above.

Research Questions:

- Can located cultural resources be situated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

<u>*Data Needs*</u>

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with these primary research goals in mind:

1) To identify cultural resources occurring within the project;
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified;
3) To place each cultural resource identified within a regional perspective; and
4) To provide recommendations for the treatment of each of the cultural resources identified.

3.0 METHODOLOGY

The archaeological program for the Beaumont Pointe Specific Plan Project consisted of an institutional records search, an intensive pedestrian survey of the 539.9-acre property by qualified archaeologists, a testing program for sites RIV-5060 and RIV-5061, the evaluation of resource significance and potential project impacts for all previously recorded resources within the project (RIV-5060, RIV-5061, P-33-009027, P-33-015672, P-33-015673, and P-33-006229), and the preparation of this technical report. This archaeological study conformed to the statutory requirements of CEQA Section 15064.5. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO; 1995).

3.1 Archaeological Records Search

The records search conducted by BFSA at the EIC at UCR was reviewed for an area of one mile surrounding the project in order to determine the presence of any previously recorded sites. Results of the records search are provided in Appendix C and discussed in Section 4.1. The EIC also provided the standard review of the NRHP and the Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD). Land patent records, held by the BLM and accessible through the BLM GLO website, were also reviewed for pertinent project information. In addition, the BFSA research library was consulted for any relevant historical information.

3.2 Field Methodology

In accordance with CEQA and Section 106 review requirements, an intensive pedestrian reconnaissance was conducted on April 16, 17, and 18, 2019 utilizing a series of parallel transects spaced at approximately 15-meter intervals to locate archaeological sites within the project, except where the steep slopes and dense vegetation prohibited systematic transects. Photographs were taken to document project conditions during the survey (see Section 4.2). Ground visibility throughout the property was generally poor due to heavy vegetation found throughout the property. Rodent spoil piles and patches of turned soil were closely inspected for evidence of subsurface archaeological materials. During the field survey, all previously recorded resources except for P-33-009027 (prehistoric isolate) were located. Based upon survey findings, it was determined that sites RIV-5060 and RIV-5061 required subsurface testing to fully evaluate the resources.

The Phase II testing and evaluation program for RIV-5060 and RIV-5061 took place on June 6, 2019. The cultural resource test strategy employed included the clearing of the originally recorded site area of brush, the collection of surface artifacts, the completion of subsurface investigations, and significance evaluations. Due to the extensive ground cover surrounding the previously recorded site area of RIV-5061, four one-meter-square surface scrapes, located outside of the previously recorded boundaries, were cleared of vegetation in an effort to identify any surface expressions of the site that may have previously been overlooked. All collected surface artifacts, surface scrapes, and STP locations within the project boundaries were mapped using a

Trimble Geo XT Global Positioning System (GPS) unit equipped with TerraSync software.

Subsurface testing was completed at each archaeological site because of the potential to be directly or indirectly impacted by development, and to evaluate each site for CRHR and NRHP eligibility. Subsurface examinations were conducted through the excavation of a series of STPs to determine if cultural deposits were present. Placement of the STPs was dependent upon concentration of surface artifacts. The shovel test series consisted of 30 by 30-centimeter excavations that proceeded in decimeter levels downward a minimum depth of 30 centimeters where sufficient soils remained. All excavated soils were sifted through one-eighth-inch mesh hardware cloth.

3.3 Laboratory Methods

In keeping with generally accepted archaeological procedures and utilizing a classification system commonly employed in this region, the collected artifacts were categorized as to artifact class, material class, and technological class. Comparative collections at the BFSA laboratory were employed in identifying the unusual or highly fragmentary specimens as necessary. After cataloging and identification, the collections were marked with the appropriate provenience and catalog information. No radiocarbon dating or other specialized studies were conducted based upon the limits of the materials recovered from across the project. Although a small amount of historic debris was recovered during archaeological testing of RIV-5060 and RIV-5061, the material is extremely fragmented and mostly non-diagnostic. As such, none of the collected artifacts will be curated.

Historic Artifact Sorting and Analysis

The sorting technique for the historic artifact collection included the sorting, identification, and cataloging of all materials returned to the BFSA laboratory. Bulk items such as small fragments of ceramic and nondescript glass and metal were weighed and cataloged en masse, by material type, for each level. All remaining artifacts were separated by class and type and bagged accordingly. All artifacts were identified and entered into a database to produce an artifact catalog.

Historic Artifact Functional Categories

Artifacts were prepared for cataloging according to standard laboratory practices. Items that were covered in dirt to the point of obscuring relevant characteristics were dry-brushed or wiped with a damp cloth in order to enhance the artifact description. Each catalog entry was bagged in a two-millimeter-thick archival quality bag labeled with location and catalog number information. Information recorded about cataloged artifacts includes provenience and depth, material, quantity and/or weight, artifact type, functional category, and a brief description of the artifact(s), which includes any diagnostic information about manufacturing methods, brand or product marks, and manufacturers' marks. Artifacts sharing the same provenience, material, and color characteristics, but that were fragmentary, were assigned a single catalog number. Artifacts

were classified by functional category for purposes of analysis. These functional categories have been outlined by Van Wormer et al. (2005) and include:

- *Consumer Items* – Consumer items consist of packaged items purchased and consumed on a regular basis. Generally, these include groceries such as condiments, other preserved foods, and beverages. Under most conditions, consumer items recovered from archaeological deposits came in containers that do not deteriorate over time, such as glass or ceramic bottles and jars, and in some instances, tin cans.

- *Kitchen Items* – Kitchen items are defined as objects used in tasks of food preparation, serving, and consumption. These types of artifacts may include ceramic kitchen and tableware, glass tableware, canning jars, canning jar lids and related items, cooking utensils, and flatware.

- *Food Items* – Food items include butchered bone, fish bone, shellfish, and seeds.

- *Household Items* – Household items are mainly related to a house structure and its furnishings, and non-food-related items used by the inhabitants. Artifact classes and types considered part of this category include lamps, medicines, household ceramics, batteries, and household glassware.

- *Garment Items and Tools* – Garment items and tools include all items related to clothing, including objects such as buckles, buttons, shoe parts, safety pins, and sewing scissors.

- *Personal Items* – Personal items are associated with an individual rather than a household, and are therefore not generally shared. Artifact classes and types in this category include grooming and hygiene products, cosmetic/beauty products, clothing, bicycles, items, personal adornment items such as currency, jewelry, eyeglasses, and hair adornment, keys, pocket tools, purses, smoking-related items, and portable musical instruments.

- *Livery Items* – Livery items are primarily concerned with the use and maintenance of horses and horse-drawn vehicles. This may include a range of items from common horseshoes to saddle and buggy parts.

- *Munitions Items* – Munitions items are related to the use, maintenance, and repair of firearms. This may include a range of items from the firearm itself, spent cartridges, gunflints, musket balls, and fragmented parts.

- *Hardware Items* – Hardware items are manufactured items used in the construction or maintenance of a residence and include screws, nails, hinges, handles, and plumbing or electric parts.

- *Building Materials and Architecture Items* – Building materials and architecture items include all items related to the construction and maintenance of buildings and structures. This includes items such as door and lock parts, nails, window glass, concrete, electrical hardware, etc.

- *Furniture Items* – Furniture items include all items related to the hardware and construction of household furniture. This includes items such as bed frames and springs, cabinet hinges, drawer pulls, scroll trim, trunk parts, and upholstery tacks.

- *Machinery Items* – Machinery items include all machine parts that are not directly related to agricultural activities.

- *Tools* – Tools are generally any hand tool used to build or maintain a structure or operate a business. Hammers, saws, wrenches, and screwdrivers are all common tools that would fall into this category.

- *Transportation Items* – Transportation items include artifacts beyond those items that would otherwise be associated with livery items. Transportation artifacts are associated with the advent of mass transportation or mechanical advances associated with the automobile.

- *Unidentifiable Items* – Unidentifiable items are too small or fragmentary to identify to artifact type.

3.4 Historic Research and Evaluation

Since all of the identified resources within the property are recorded as historic in age, historical research was conducted to provide a context and evaluation for all resources within the property, especially those that do not require archaeological testing (P-33-015672 [water tank and valves], P-33-015673 [concrete foundation], and P-33-006229 [Jack Rabbit Trail road alignment]). Additional property records were reviewed at the County of Riverside Recorder's Office, UCR, and Ancestry.com. Historic maps and aerial photographs for the project were also obtained from the Historicaerials, USGS TopoView, and Earth Explorer websites. In addition, the BFSA research library was consulted for any relevant historical information.

3.5 Native American Consultation

BFSA requested a review of the SLF by the NAHC in March of 2019, to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius.

3.6 Report Preparation and Recordation

This report contains information regarding previous studies, statutory requirements for the project, a brief description of the setting, research methods employed, and the overall results of the survey and testing program. The report includes all appropriate illustrations and tabular information needed to make a complete and comprehensive presentation of these activities, including the methodologies employed and the personnel involved. A copy of the final technical report will be placed at the EIC at UCR. Any newly recorded sites or sites requiring updated information will be recorded on the appropriate DPR forms, which will be filed with the EIC.

3.7 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Riverside County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA (§15064.5a), Section 106 of the NHPA (54 USC § 306101), and its implementing regulations (36 CFR Part 800) provide the guidance for making such a determination. The following sections detail the CEQA and Section 106 criteria that a resource must meet in order to be determined important.

3.7.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in, the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey, meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military,

or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
b) Is associated with the lives of persons important in our past;
c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
d) Has yielded, or may be likely to yield, information important in prehistory or history.

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2) The significance of an historical resource is materially impaired when a project:

a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project

establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4) If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirement of CEQA and the Coastal Act.

3.7.2 California Historical Landmark

CEQA regulations do not require the determination of a resource's potential as a California Historical Landmark (CHL); however, BFSA has been asked to include the requirements for a CHL within this section. CHLs are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. The specific standards now in use were first applied in the designation of Landmark #770. California Historical Landmark #770 and above are automatically listed in the CRHR (Office of Historic Preservation n.d.).

To be designated as a CHL, a resource must meet at least one of the criteria listed below; have the approval of the property owner(s); be recommended by the State Historical Resources Commission; and be officially designated by the Director of California State Parks. To be eligible for designation as a Landmark, a resource must meet at least one of the following criteria:

1) The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
2) Associated with an individual or group having a profound influence on the history of California.
3) A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

As outlined above, a CHL is automatically listed on the CRHR and, therefore, significant under CEQA; however, being listed or eligible for listing on the CRHR does not automatically make a resource a CHL. Therefore, with regards to studies such as this, a resource would only be eligible for designation as a CHL if it was at least eligible for the CRHR or the NRHP.

3.7.3 Section 106 of the National Historic Preservation Act

In addition, BFSA has been requested to evaluate potential "historical resources" identified within the project for listing on the NRHP. The eligibility for inclusion on the National Register is determined by applying the Secretary of the Interior's criteria, developed by the National Park Service as per provisions of the NHPA, which are similar to the California Register criteria. Federal regulations provide the National Register criteria (36 CFR 60.4) as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

1) That are associated with events that have made a significant contribution to the broad patterns of our history; or
2) That are associated with the lives of persons significant in our past; or
3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4) That have yielded, or may be likely to yield, information important in prehistory or history.

3.7.4 City of Beaumont

The City of Beaumont does not have any additional local ordinances, guidelines, or criteria for evaluating a resource for significance beyond those associated with CEQA. However, the City does have a few general goals regarding cultural resources that are listed in the Conservation and Open Space Element, Arts, and Cultural Resources section of the City's General Plan (City of Beaumont 2020). The goals and policies are listed below:

Goal 8.1: A City where archaeological, cultural resources, tribal cultural resources, and historical places are identified, recognized, and preserved.

Policies:

8.11.1: Avoid or when avoidance is not feasible, minimize impacts to sites with significant archaeological, paleontological, cultural, and tribal cultural resources, to the extent feasible.

8.11.2 Comply with notification of California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources, per the requirements of AB52 and SB18.

8.11.3 Encourage the preservation of historic (*i.e.,* non-archaeological) resources, when practical. When it is not practical, to preserve a historic resource in its entirety, require the architectural details and design elements of historic structures to be preserved during renovations and remodels as much as feasible.

8.11.4 Require that any human remains discovered during implementation of public and private projects within the City be treated with respect and dignity and fully comply with the California Native American Graves

Protection and Repatriation Act, California Public Resources Code Amended Statutes 1982 Chapter 1492, California Public Resources Code Statutes 2006, Chapter 863, Section 1, CA Health and Safety Code Section 7050.5 , Public Resources Code Section 5097.98, Public Resources Code Section 5097.94, SB 447 (Chapter 404, Statutes of 1987) and other appropriate laws.

4.0 RESULTS

4.1 Records Search Results

An archaeological records search for the project was conducted by BFSA at the EIC at UCR. The records search results indicated that 19 cultural resource locations have been recorded within a one-mile radius, six of which (RIV-5060, RIV-5061, P-33-006229, P-33-009027, P-33-015672, and P-33-015673) are located within the current project boundaries (Table 4.1–1). Of the 19 resources identified within one mile of the property, four are prehistoric and 15 are characterized as historic. The prehistoric resources consist of one bedrock milling feature site, one artifact scatter, one lithic scatter, and one prehistoric isolate. The historic resources identified during the EIC records search consist of three refuse scatters, a segment of the Southern Pacific Railroad, one flood control structure, the Haskell Ranch complex, two foundations with associated trash scatters, one Cold War testing facility, a segment of the historic Jack Rabbit Trail, a segment of the historic San Timoteo Road, a potentially historic water storage tank and valves, and three historic isolates.

Table 4.1–1
Archaeological Sites Located Within One
Mile of the Beaumont Pointe Specific Plan Project

Site	Description
RIV-2639 ***(Originally recorded in 1982; not located in 2000)***	Prehistoric bedrock milling feature(s)
RIV-6508	Prehistoric artifact scatter
RIV-6509	Prehistoric lithic scatter
P-33-009027*	Prehistoric isolate
RIV-3447H	Historic refuse scatter
RIV-5060*	
RIV-5061*	
RIV-6381H	Historic Southern Pacific Railroad segment
P-33-01792	Historic flood control structure
P-33-006229*	Historic Jack Rabbit Trail/U.S. Highway 60
P-33-007295	Historic Haskell Ranch complex
RIV-7757	Historic foundations and associated trash scatters
P-33-015673* ***(Determined to be modern [circa 1977])***	
P-33-013313	Historic Cold War-era testing facility
P-33-015672*	Potentially historic water storage tank and valves

Site	Description
RIV-8189	Historic San Timoteo Canyon Road
P-33-012639	Historic isolate
P-33-012640	
P-33-012641	

**Recorded within the project*

The six resources previously identified within the subject property are RIV-5060 (historic trash scatter), RIV-5061 (historic trash scatter), P-33-006229 (historic Jack Rabbit Trail road alignment), P-33-009027 (prehistoric isolate), P-33-015672 (potentially historic water storage tank and valves), and P-33-015673 (concrete pad and trash scatter). The resources are described in detail below:

- Site RIV-5060 was first recorded in 1993 by the ARMC as a 25 by 20 meter scatter of historic refuse, likely a dump site, associated with structures that were previously located north of the site (see RIV-5061). Located approximately 50 meters south of Jack Rabbit Trail, the site is situated within an agricultural field and gentle wash along the western side of a small drainage valley. When initially recorded, the site assemblage was documented as containing several hundred fragments of glass and ceramic (Allen and Hayden 1993). The site has not been formally tested or evaluated for significance.
- Site RIV-5061 was first recorded in 1993 by the ARMC as a 15 by 15 meter scatter of historic refuse, mainly building materials, centered around a small 15-meter-in-diameter depression. The site is situated just west of Jack Rabbit Trail in a location where a structure once stood (see Section 4.1.1, below). This specific structure first appears at this location on the 1938 aerial photograph and is visible on aerial photographs through the 1980s. The site was located and updated in 2006 by MBA. The 2006 site record indicates that at the time of the update, the site was in poor condition with a low potential to produce any further information (Sanka 2006). However, it does not appear any testing or formal evaluation has ever been conducted at the site.
- Site P-33-006229 is a four-mile segment of Jack Rabbit Trail, approximately 0.5 mile of which traverses the southeastern corner of the of current project. This four-mile segment was recorded in 1983 by the Riverside County Historical Commission (Warner 1983). Jack Rabbit Trail was a late-nineteenth century wagon road extending between the towns of Moreno and Beaumont. The route evolved over time into a 15-mile-long early and mid-twentieth century automobile highway. Multiple segments of Jack Rabbit Trail have been thoroughly recorded and evaluated as non-significant resources; however, the segment within the current

project boundaries has not been studied since Warner initially recorded it in 1983.

- Prehistoric isolate P-33-009027 is a granitic bifacial mano recorded by the ARMC in 1993. The mano was not collected; however, as an isolate, Allen and Jones evaluated the resource as not CRHR-eligible.
- Site P-33-015672 was recorded as a water storage tank, two water valves, a well, and wooden posts, one of which contained an electrical box (Sanka 2006). Based upon the site record, no definitive date for the features could be determined. Sanka noted that one of the valves was stamped "The Kelly & Jones Co.," which had offices in Pittsburg and New York throughout the twentieth century. Sanka (2006) noted within the site record that the resource likely is not significant; however, a full significance evaluation of the site was not completed.
- Site P-33-015673 consists of two concrete pads and a trash scatter located along a dirt access road generally situated in the center of the project (Sanka 2006). Based upon the site record, age of the resource could not be determined when recorded. Sanka recorded the site, but postulated that, based upon the artifacts found at the site (modern electrical equipment, modern nails, and large amounts of plastic), the resource was not older than 45 years in age, and therefore, not eligible to be evaluated for CRHR eligibility.

The records search results also indicated that there have been a total of 43 cultural resource studies conducted within a one-mile radius of the project, one of which (Allen and Hayden 1993) covers a portion of the project APE (Table 4.1–2). This report covered the majority of the current APE and, although Allen and Hayden identified sites RIV-5060, RIV-5061, and P-33-009027, no subsurface testing or significance evaluations were conducted. The site records for RIV-5061, P-33-015672, and P-33-015673 indicate the property was resurveyed in 2006 by MBA (Sanka 2006); however, the report was not on file with the EIC. Although the site records completed by Sanka for the MBA study indicated that RIV-5061, P-33-009027, P-33-015672, and P-33-015673 were not significant resources, it does not appear that any of the resources within the property have ever been formally tested or evaluated for significance under CEQA.

Table 4.1–2
Previous Studies Conducted Within One
Mile of the Beaumont Pointe Specific Plan Project

Allen, Kathleen C. and W.E. Hayden
1993 A Cultural Resources Assessment of Vesting Tentative Tract No. 27716, City of Beaumont, County of Riverside, California. Archaeological Resource Management Corporation. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Austerman, Gini
2009 Cultural Resources Survey of the Proposed Badlands CA 2 Cellular Communications Facility Expansion Project (302344), 36711 Highway 60, Beaumont, Riverside County, California. SWCA Environmental Consultants. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Barker, Leo R. and Ann E. Huston, Editors
1990 Death Valley to Deadwood; Kennecott to Cripple Creek. Proceedings of the Historic Mining Conference, January 23-27, 1989, Death Valley National Monument. Division of National Register Programs National Park Service. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Becker, Kenneth
1991 A Cultural Resources Reconnaissance of the City of Beaumont, Phase I Water Facilities, Riverside County, California. RMW Paleo Associates. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Bissell, Ronald M.
1990 Cultural Resources Literature Review for the General Plan Update, City of Beaumont, Riverside County, California. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Bowden-Renna, Cheryl
2005 Cultural Resources Survey for the Lockheed/Laborde Canyon Off-Highway Vehicle (OHV) Park, Riverside County, California. EDAW, Inc. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Cultural Systems Research, Inc.
2005 Ethnographic Overview Inland Feeder Pipeline Project. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Cunningham, Robert and Evelyn Chandler
2014 Cultural Resources Inventory of the Remedial Action Plan (RAP) Study Areas at Lockheed Martin Corporation's Beaumont Site 2 (Laborde Canyon), Riverside County, California. TETRA Tech. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Cupples, Sue Ann
1977 Archaeological Survey Report for a Proposed Material Site 11-RIV-10 P.M. 81.0/95.6. Department of Transportation (CALTRANS), Sacramento, CA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Dahdul, Mariam, Daniel Ballester, and Laura H. Shaker
2007 Identification and Evaluation of Historic Properties Recycled Water System in and Near the

Cities of Beaumont and Calimesa, Riverside County, California. CRM Tech, Riverside, CA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Davis, McMillan

1989 Cultural Resources Survey of the Proposed Sewer System for the City of Beaumont, California. RECON. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

De Barros, Philip

2000 Cultural Resources Survey and Assessment of a Cellular Phone Tower Emplacement in the Badlands North of Highway 60 Near the City of Beaumont, Riverside County, California. Professional Archaeological Services. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Drover, Christopher (C.E.)

1991 Environmental Impact Evaluation: An Archaeological Assessment of Lockheed Proving Ground Project, Riverside County, Beaumont, California. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Fulton, Phil

2015 Cultural Resource Assessment Class III Inventory Verizon Wireless Services Bolo Facility City of Beaumont, County of Riverside, California. LSA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Fulton, Phil and Roderic McLean

2007 Testing and Data Recovery Report: 33-9780, -9781, -9782, -10791, -10794. LSA Associates, Inc. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Goodwin, Riordan L.

2009 Historic Property Survey Report (08-RIV-60, P.M. 28.03/30/42, EA 34140). LSA Associates, Riverside, CA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

2012 Supplemental Archaeological Survey Report for the Potrero Road/State Route 60 Interchange, City of Beaumont, Riverside County, California. LSA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Greenwood, Roberta S.

1975 Paleontological, Archaeological, Historical, and Cultural Resources, West Coast-Midwest Pipeline Project, Long Beach to Colorado River. Greenwood and Associates. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Hammond, Stephen R.
1978 Letter Report: Cultural Resources Survey. Department of Transportation (CALTRANS) District 8. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Heller, Rod, Tim Tetherow, and C. White
1977 An Overview of the Sundesert Nuclear Project Transmission System Cultural Resource Investigation. Wirth Associates. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Lerch, Michael K.
1983 Cultural Resources Assessment of the Proposed San Timoteo Sewage Treatment Plant, City of Beaumont, Riverside County, California. San Bernardino County Museum Association. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

LSA Associates, Inc.
2000 Cultural Resource Assessment Oak Valley and SGPGA Golf Course Specific Plan #318 Riverside County, California. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

McCorkle Apple, Rebecca and Jan E. Wooley
1988 MCI Rialto to El Paso Fiber Optics Project – Intensive Cultural Resource Survey – San Bernardino and Riverside Counties, California. Dames & Moore. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

McKenna, Jeanette A. and Richard Shepard
1998 A Phase I Cultural Resources Investigation of the Proposed Willow Springs Road Right-of-Way, Beaumont, Riverside County, California. McKenna et al. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

McLean, Roderic, Shannon Carmack, Jay Michalsky, and Judith Marvin
2008 Final Cultural Resources Assessment, Study of the Past in San Timoteo Canyon and San Gorgonio Pass: Oak Valley Substation Project, Riverside County. LSA Associates, Irvine, CA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

McLean, Roderic, Shannon Carmack, Jay Michalsky, and Judith Marvin
2006 A Study of the Past in San Timoteo Canyon and San Gorgonio Pass: Cultural Resource Assessment Oak Valley Substation Project, Riverside County. LSA Associates, Irvine, CA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Rogers, Malcolm J.
1953 Miscellaneous Field Notes – Riverside County. San Diego Museum of Man. San Diego Museum of Man. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Sawyer, William A. and Judith Marvin
2004 Assessment of the Historic Resources at the Haskell Ranch. LSA Associates, Inc. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Schmidt, James J.
2001 Archaeological Survey Report: Northwest Corner of Ramon Road and Sunrise Way, Pam Springs, California. Compass Rose Archaeological, Inc. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Smith, Gerald and Michael Lerch
1982 Cultural and Paleontological Resources: A Class III Inventory of the De Anza Cycle Park, Riverside County, California. San Bernardino County Museum Association. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Smith, Gerald A., R.E. Reynolds, M.K. Lerch, and W.T. Burford
1983 Environmental Studies at the Haskell Ranch, Tentative Parcels 19014 and 19015, San Timoteo Canyon, Riverside County, California. San Bernardino County Museum Association. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Stickel, E. Gary and Terence D'Altroy
1980 Santa Ana River and Santiago Creek: A Cultural Resource Survey. Environmental Resources Group. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Swope, Karen K. and P.J. Wilke
1987 Review and Assessment of Certain Cultural Resources at Oak Tree West, San Timoteo Canyon, Riverside County, California. Archaeological Research Unit, U.C. Riverside. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Swope, Karen K. and Stephen Hammond
1999 Negative Archaeological Survey Report, 08-RIV-60, P.M. 22.8/26.3. CalTrans. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Thomas, Roberta and Julian Castells
2018 Phase I Cultural Resource Assessment for the Beaumont Wastewater Treatment Plant

Upgrade/Expansion and Brine Pipeline Project, Riverside and San Bernardino Counties, California. Applied EarthWorks, Inc. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Tsunoda, Koji
2007 Archaeological Survey Report for Southern California Edison Company dSP – Fujiyama 12kV Circuit Project in Riverside and San Bernardino Counties, California. Jones & Stokes. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Underwood, J., J. Cleland, C.M. Wood, and R. Apple
1986 Preliminary Cultural Resources Survey Report for the US Telecom Fiber Optic Cable Project, From San Timoteo Canyon to Soccoro, Texas: The California Segment. Dames and Moore. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

White, Laurie
2001 Records Search Results for Sprint PCS Facility RV03XC065D (CA# 5752 Sectrasite), Near Beaumont, Riverside County, CA. Michael Brandman Associates. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Williams, Sarah A. and Carrie D. Wills
2018 Cultural Resources Records Search and Site Visit Results for Superior Corn Sites, LLC SCS2089, 12997 Jack Rabbit Trail, Beaumont, Riverside County, California. Environmental Assessment Specialists, Inc. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Wirth Associates
1983 Devers-Serrano-Villa Park Transmission System Supplement to the Cultural Resources Technical Report – Public Review Document and Confidential Appendix. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Wlodarski, Robert J.
2009 Letter Report (Bechtel Wireless Telecommunications Site LA8040 [Badlands East]). Cellular Archaeological Resource Evaluations (C.A.R.E.), West Hills, CA. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

Woodward, Jim and Kathleen Davis
1984 Cultural Resources Assessment of Four Potential Sites for a New State Prison, Riverside County, California. Department of Parks and Recreation, Sacramento. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

York, Andrew and Jane E. Wooley
1987 Cultural Resources Evaluation of Oak Valley, Riverside County, California. Dames & Moore. Unpublished report on file at the Eastern Information Center at the University of California at Riverside, Riverside, California.

BFSA also reviewed the following historic sources while at the EIC:

- The NRHP Index
- The OHP, Archaeological Determinations of Eligibility
- The OHP, BERD

These sources did not indicate the presence of any other potential cultural resources within the project boundaries.

BFSA also requested a review of the SLF by the NAHC in March of 2019 to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius.

4.1.1 Historic Research Results

Located within the northeastern corner of the Badlands, the main historic feature located within the property is Jack Rabbit Trail. Originally known as the "Beaumont-Moreno Road," Jack Rabbit Trail was officially accepted and declared a public highway by the Riverside County Board of Supervisors in 1897 (Gunther 1984; Snibbe 2014). Up until 1915, the road was really only a small wagon trail. When first developed, in the 1890s, the trail alignment was poorly planned as no survey was completed before construction resulting in slopes in excess of 25 percent in some places (Snibbe 2014). In 1915, the County rebuilt the road into a two-lane road and officially changed the name to Jack Rabbit Trail. The name was derived because of the way the road twisted over and down the Badlands (Gunther 1984). Again, planning for the road was somewhat limited and it was not paved. The lack of pavement made the road impassable several times during the wet season (Snibbe 2014). The road was again rebuilt in 1924 as the County wanted it to be 16 feet wide, and pavement was added to help keep the road passable during the winter (Plate 4.1–1). When constructed in the 1920s, the banking of many of the curves was not fully completed (Gunther 1984). However, wooden guardrails were added to many of the curves with steep banks for safety. These railings are distinctive in that a "V," in which the horizontal rails rest in, is cut into the upright posts (Warner 1983). It is often noted that Jack Rabbit Trail was used regularly until the winter of 1935 to 1936, when a new route located along the current alignment of State Highway 60, known as U.S. Highway 60 at that time, was opened (Gunther 1984). However, Jack Rabbit Trail initially was included within the original alignment of U.S. Highway 60 between 1933 and 1936. It was not until 1938 that the new route through the Badlands fully bypassed Jack Rabbit



Plate 4.1–1: Jack Rabbit Trail with wooden guardrails (circa 1920s).
(Photograph courtesy of Press Enterprise)

Trail (Rogers 1935; H.M. Goushá Company 1938).

Although the new route provided easier access through the Badlands, Jack Rabbit Trail remained in steady use by locals throughout the twentieth century and was not officially removed from the County of Riverside maintained roads database until August 1986 (Snibbe 2014). Also, as discussed further below, between the 1940s and 1970s, the far northern segments of the road alignment within the project area, situated within the lower agricultural fields, provided access to structures (RIV-5061) that were constructed along the roadway just south the where the road intersects the current Highway 60.

Historic maps confirm the alteration of Jack Rabbit Trail during the late nineteenth and early twentieth century. The 1880 BLM Plat Map for the area shows a segment of a trail labeled "Old Road" traversing a small portion of the project in the general area of Jack Rabbit Trail (Figure 4.1–1). Further, the 1901 *Elsinore* quadrangle map shows the original alignment of Jack Rabbit Trail traversing the eastern and southeastern portions of the property. No structures are visible on the property until the 1942 15' *Perris* quadrangle map. The 1942 map shows an updated route for Jack Rabbit Trail, as well as structures in the general location of RIV-5061. Subsequent maps (the 1953, 1967, and 1979 7.5' *El Casco* quadrangle maps) show the addition of structures in the general location of RIV-5061 throughout the mid-twentieth century. However, the maps do not show any structures in the location of P-33-015673. In fact, no improvements near P-33-015673 are visible

until the 1979 edition of the *El Casco* quadrangle map, when an access road leading to the site is first visible.

The historic aerial photographs from 1932 through 2019 further refine the development history of the project. The 1932 aerial shows a structure within the project to the east of Jack Rabbit Trail as well as some improvements to the west of the road. Although in the general vicinity of RIV-5061, none of these improvements are located within the site boundaries. Conversely, the 1938 aerial shows the addition of a structure at the location of both RIV-5060 and RIV-5061. However, by 1953, most structures within the project have been removed except for those west of Jack Rabbit Trail in the vicinity of RIV-5061. The 1966 and 1967 aerial photographs show the addition of structures west and east of Jack Rabbit Trail in the vicinity of RIV-5061; however, the location of RIV-5060 appears to be an agricultural field. Although access roads are visible on the aerial photographs, the road near P-33-015673 does not appear to have been constructed until after the 1972 aerial, and no structures are in the location of that resource throughout the early photographs. Little change to the property is visible on the 1972 aerial photograph. The next available photograph from 1979 is the first to show the access road and structure(s) associated with P-33-015673. The structure at the location of RIV-5061 is still visible on the 1985 aerial photographs. By the 1990s, it appears all structures in the location of RIV-5061 had been removed. Further, the structure(s) at P-33-015673, although visible on the 1996 aerial, are not visible on the subsequent aerial from 2002.

Based upon the historic maps and aerial photographs, it can be generally surmised that structures located near RIV-5061 likely were constructed in the mid- to late-1930s with the building that formally was located within the site boundary constructed between 1932 and 1938. The aerial photographs also show that the structures associated with P-33-015673 were not constructed until the late 1970s. This assessment is further confirmed within the 1993 study of the property by ARMC (Allen and Hayden 1993). As noted above, at the time of their survey, Allen and Hayden recorded RIV-5061 and no structures were currently standing near the site. Further, Allen and Hayden (1993) noted that the structure located where Sanka (1993) recorded P-33-015673 in 2006 was modern, having been constructed in 1977. As such, only the areas of the project immediately surrounding RIV-5060 and RIV-5061 are associated with the historic settlement of the property.

Based upon the dates associated with the structures that were originally located in the vicinity of RIV-5060 and RIV-5061, additional property research was conducted for that area (the northeast quarter of Section 12, Township 3 South, Range 2 West) utilizing the Riverside County archives and BLM GLO patents. BLM GLO patents indicate the property was originally granted to Frank Best in 1893 (Doc. No 4887). County records show that the property was owned by C.W. Nicklin from 1920 to 1924 after which it was transferred to Charles E. Helmer. Helmer owned the property until 1929 when it was transferred to R.G. Chambers. Chambers owned the property through 1932. Based upon the lot book data, assessments for structures within Section 12, east of Jack Rabbit Trail, do not begin until 1926, while assessments for structures west of the road begin

in 1932. However, as discussed, the aerial photographs do not show structures at the locations of RIV-5060 or RIV-5061 until 1938.

Data from Ancestry.com indicate that Chambers did not live at the property as the 1930s census lists several individuals as renters and lodgers living along Jack Rabbit Trail in the vicinity of the project. Regardless, by 1936, Voter Registration documents list George W. Way and his wife Charlotte living at the property. The Ways are listed as owners of the property on the 1940 census and are also listed on a 1940 GLO land patent for the property directly south of RIV-5060 and RIV-5061 (the southeast quarter of the northeast quarter of Section 12) (Doc. No 051500). As with the 1930s census, in addition to George Way, several renters are also listed at the property on the 1940s census.

The Ways lived at the property until at least 1942 when they are listed on Voter Registration documents as residing in Cabazon. In 1963, the land granted to George Way through the GLO land patent was granted to Madge Rodda (Doc. No 02189). Further, newspaper advertisements list a property for rent along Jack Rabbit Trail in the vicinity of the project throughout the 1960s (*Daily Record* 1960; *Daily Record* 1964; *Record-Gazette* 1968). Based upon the aerial photographs and maps, the structures previously located on the property, as well as RIV-5060 and RIV-5061, can be associated with several individuals. However, given all of the presented information, the site locations are most likely attributed to George and Charlotte Way given their ownership of the property during the mid-1930s to early 1940s. Regardless, inquiry into the Ways and others who owned and occupied this location when structures were added to the property failed to identify any of them as significant individuals.

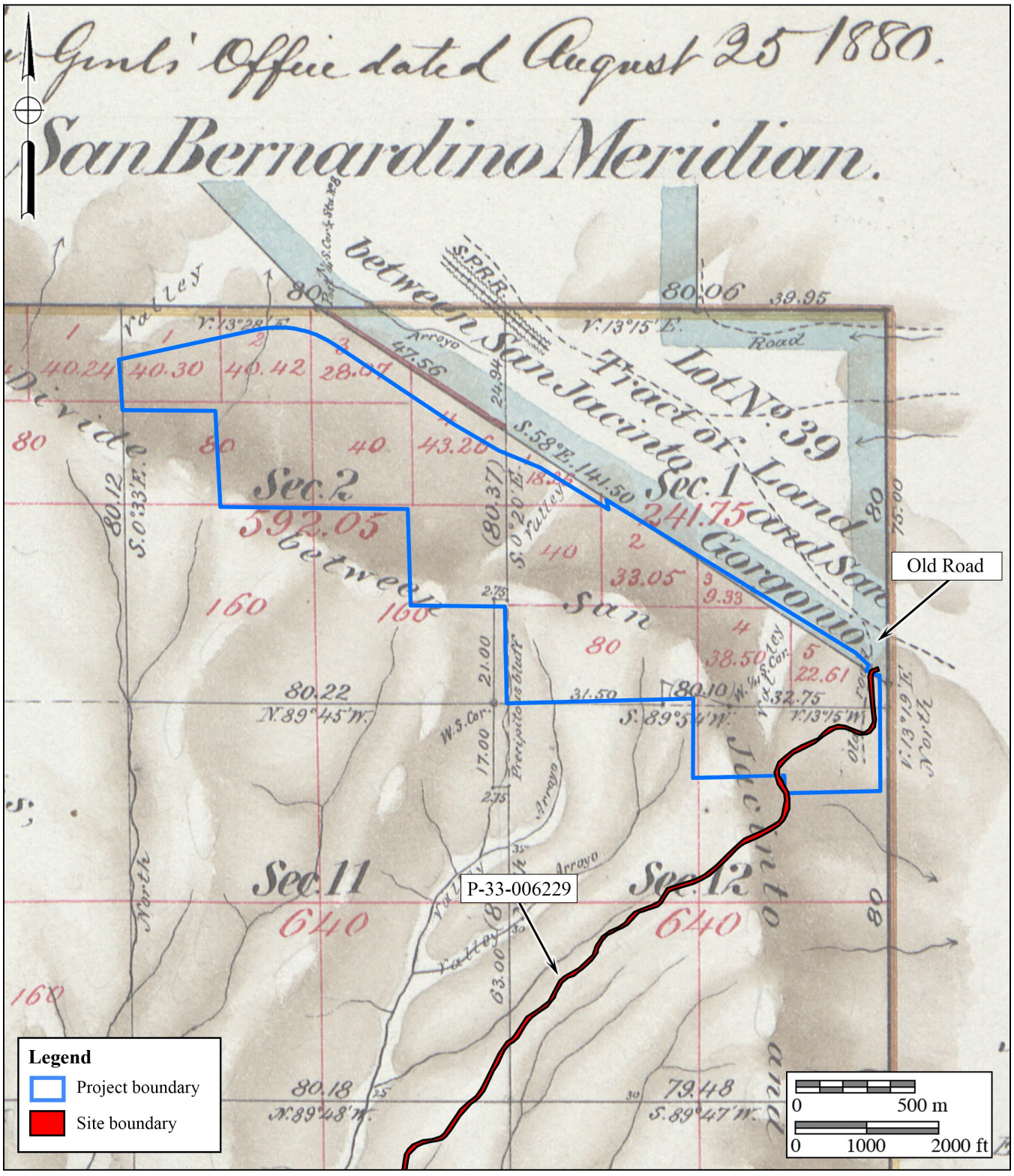


Figure 4.1–1

1880 Plat Map

The Beaumont Pointe Specific Plan Project

USGS *El Casco* Quadrangle (7.5-minute series)

4.2 Results of the Field Survey

Principal Investigator Brian F. Smith directed the survey of the property, which was conducted on April 16, 17, and 18, 2019 by Senior Archaeologist Andrew Garrison with assistance from Senior Field Archaeologist Clarence Hoff and field archaeologists David Grabski and James Shrieve. The archaeological survey of the property was an intensive reconnaissance consisting of a series of parallel survey transects spaced at approximately 15-meter interval transects. Some of the portions of the project that are proposed as open space were inaccessible due to the steep terrain and dense vegetation cover. Generally, visibility throughout the property was poor due to dense ground cover generated by the unusually wet winter of 2019. Overviews of the property are provided in Plates 4.2–1 through 4.2–4.



Plate 4.2–1: Overview of the project from the northeast corner, facing south.



Plate 4.2–2: Overview of the project, facing west.



Plate 4.2–3: Overview of the project from the northwest corner, facing east.



Plate 4.2–4: Overview of the project, facing north.

During the survey, it was noted that much of the southern Badlands, located within the proposed open space areas of the project, contained native sage scrub and chaparral communities. Small pockets of riparian habitat also exist within the seaonal drainages that cut through many of the inaccessible portions of the property. In contrast, much of the northern portions of the property consist of disturbed low rolling hills and meadows mainly containing non-native weeds and grasses. The rolling hills and meadows were characterized as disturbed, containing multiple dirt access roads, signs of agricultural use, bee husbandry accoutrement, the Jack Rabbit Trail, and a Southern California Edison power line corridor/easment (Plates 4.2–5 and 4.2–6).

No new resources were identified during the survey. However, all previously recorded resources, except for prehistoric isolate P-33-009027, were located during the survey. The locations of all previously recorded resources are provided on Figure 4.2–1 and Figure 4.2–2. To adequately evaluate and assess project impacts for the resources located within the project boundaries, Phase II significance testing and archival research were recommended and implemented. The Phase II study consisted of archaeological testing at the two archaeological sites, RIV-5060 and RIV-5061, while survey information and the already presented archival data was utilized for the remaining resources. The following sections detail the results of the Phase II study in regards to all resources within the project.



Plate 4.2–5: View of one of the many dirt roads and bee boxes within the project, facing north.



Plate 4.2–6: Overview of the Southern California Edison power line easement that crosses the property, facing west.

Figure 4.2–1
Cultural Resource Location Map

(Deleted for public review; bound separately)

Figure 4.2–2
Cultural Resources Shown on the Proposed Land Use Map

(Deleted for public review; bound separately)

4.3 Results of Significance Testing – Site RIV-5060

4.3.1 Site Description

Site RIV-5060 is located approximately 50 meters south of Jack Rabbit Trail, situated within an agricultural field and gentle wash along the western side of a small drainage valley. The site was first recorded by ARMC as a 25- by 20-meter scatter of historic refuse (Allen and Hayden 1993). Allen and Hayden postulated that the site likely represented a dump site associated with structures that were previously located north of the site (see RIV-5061). As discussed, this location did contain a structure in 1938 that was no longer visible on the 1953 aerial photograph. Disturbances at the site include natural erosion, multiple episodes of disking, agricultural use, and the development of a dirt access road through the site. Vegetation at the site during the survey was moderate, which allowed for the location of the resource. When initially recorded, the site assemblage was documented as containing several hundred fragments of glass and ceramic. However, due to the extensive noted disturbances to the site, the surface expression identified during this study, did not appear as dense as when it was recorded in 1993. Noted artifacts during the survey consisted of glass and ceramic fragments. The setting of the site is shown in Plate 4.3–1.



Plate 4.3–1: Overview of Site RIV-5060, facing north.

4.3.2 Description of Field Investigations

The field investigations at RIV-5060 were conducted using the standard methodologies described in Section 3.0. Testing of the site was conducted on June 6, 2019 and involved collecting select surface artifacts and excavating eight STPs. The area of the site was defined by the historic artifact scatter, as the STPs did not identify any significant subsurface deposits. The site measures approximately 66.7 feet (20.3 meters) from north to south and 48.1 feet (14.6 meters) from east to west, covering an area of approximately 3,531.4 square feet (328.8 square meters). The configuration of the site is shown on Figure 4.3–1.

Surface Recordation

The entire surface of the site was inspected for artifacts. Because many of the artifacts were fragmented or redundant in nature, only a representative sample of artifacts diagnostic as to origin, function, or date was collected. The collected artifacts were recorded using sub-meter GPS technology, provenienced from the nearest STP, collected in bags labeled with provenience information, and returned to the BFSA laboratory. The surface collection consisted almost entirely of fragmented artifacts including window glass, glass and ceramic containers, a single milk glass bead, and a single small (2.3 grams) marine shell fragment. The surface artifact recovery is shown on Figure 4.3–1 and summarized in Table 4.3–1.

Figure 4.3–1
Excavation Location Map
Site RIV-5060

(Deleted for Public Review; Bound Separately)

Table 4.3–1
Surface Collection Data
Site RIV-5060

Surface Collection	Object Type	Material Type	Quantity/ Weight	Cat. No.
1	Window Glass	Aqua Tint Glass	4.8 grams	1
	Indeterminate Container	Colorless Glass	1	2
		Milk Glass	1	3
	Kitchenware Storage Jar	Earthenware Ceramic	1	4
2	Window Glass	Aqua Tint Glass	10.9 grams	5
	Tableware Saucer	Stoneware Ceramic	1	6
	Tableware Vessel		1	7
3	Window Glass	Aqua Tint Glass	1.7 grams	8
	Industrial Ceramic	Porcelain Ceramic	1	12
	Indeterminate Container	Aqua Tint Glass	1	9
		Colorless Glass	1	10
		Milk Glass	1	11
	Marine Shell	*Tivela* sp.	2.3 grams	13
4	Bead	Milk Glass	1	17
	Window Glass	Aqua Tint Glass	4.7 grams	14
	Indeterminate Container	Colorless Glass	1	15
	Glassware Vessel		1	16
5	Window Glass	Aqua Tint Glass	1	20
	Industrial Ceramic	Porcelain Ceramic	1	18
	Indeterminate Container	Cobalt Glass	1	19
		Total*	15	

**Total does not include weight in grams*

Subsurface Excavation

The potential for subsurface archaeological deposits at Site RIV-5060 was investigated by excavating eight STPs throughout the known site area. As surface artifacts were sparse, STPs were placed in areas of higher artifact concentrations in a radial pattern set 10 meters apart (see Figure 4.3–1). All of the STPs were excavated in decimeter levels to 30 centimeters or until bedrock was encountered. The soil from the STPs can be characterized as yellowish brown (10YR 5/4) sandy loam. Both STPs 1 and 2, located in the center of the site, contained fragmented artifacts within the first two levels, while the remaining STPs were negative (Table 4.3–2). Given the fragmented nature of the recovery, the level of disturbances to the site by past agricultural use, and the creation of the dirt access road through it, the material recovered from STPs 1 and 2 does not represent an intact deposit, but rather is a reflection of the consistent turning over of the soil for the steady agricultural use of the property.

Table 4.3–2
Shovel Test Excavation Data
Site RIV-5060

Shovel Test	Depth (cm)	Object Type	Material Type	Quantity/ Weight	Cat. No.
1	0-10	Window Glass	Aqua Tint Glass	0.8 gram	21
		Indeterminate Container	Colorless Glass	4	22
		Glassware Vessel Lid	Cobalt Glass	1	23
	10-20	Window Glass	Aqua Tint Glass	1.1 grams	24
		Indeterminate Container	Colorless Glass	1	25
				1	28
		Glassware Vessel Lid		1	27
		Indeterminate Jar		1	26
		Tableware Bowl	Stoneware Ceramic	1	29
	20-30	No Recovery			
2	0-10	Indeterminate Container	Colorless Glass	2	30
	10-20	Condiment Bottle		1	33
		Indeterminate Container		2	31
				1	32
	20-30	No Recovery			
3	0-10	No Recovery			
	10-20				
	20-30				
4	0-10	No Recovery			
	10-20				
	20-30				
5	0-10	No Recovery			
	10-20				
	20-30				
6	0-10	No Recovery			
	10-20				
	20-30				
7	0-10	No Recovery			
	10-20				
	20-30				
8	0-10	No Recovery			
	10-20				
	20-30				
			Total*	16	

**Total does not include weight in grams*

4.3.3 Discussion

Site RIV-5060 consists of a small, light scatter of historic artifacts that encompasses approximately 3,531.4 square feet (328.8 square meters) approximately 50 meters south of Jack Rabbit Trail, situated within an agricultural field and gentle wash along the western side of a small drainage valley. The site has been impacted by natural erosion, multiple episodes of disking, agricultural use, and the development of a dirt access road through the site. Cultural materials represented at the site are predominantly glass fragments (N=25; 80.65 percent, as well as an additional 24.1 grams of bulk glass fragments). The rest of the assemblage is comprised of ceramic fragments (N=6; 19.35 percent) and a single marine shell fragment (2.3 grams) (Table 4.3–3).

Table 4.3–3

Cultural Materials Recovered From Site RIV-5060

Cultural Material	Recovery		Total	Percent
	Surface Collection	STPs		
Ceramic	5	1	6	19.35
Glass	10	15	25	80.65
Bulk Items (in grams)				
Glass	22.2	1.9	24.1	-
Marine Shell	2.3	-	2.3	
Total*	15	16	31	100.00
Percent	48.39	51.61	100.00	

**Total does not include weight in grams*

All 31 artifacts and bulk materials were identifiable to various functional categories (Table 4.3–4). The majority of diagnostic items recovered from RIV-5060 are classified as consumer items (N=17; 54.84 percent), followed by household items (N=6; 19.35 percent), kitchen items (N=4; 12.90 percent), building materials (N=3; 9.69 percent, as well as 24.1 grams of bulk material), garment items (N=1; 3.23 percent), and 2.3 grams of food items.

Table 4.3–4
Functional Categories Represented by
Cultural Materials Recovered From Site RIV-5060

Functional Category	Recovery		Total	Percent
	Surface Collection	STPs		
Building Materials	3	-	3	9.68
Consumer Items	4	13	17	54.84
Garment Items	1	-	1	3.23
Household Items	4	2	6	19.35
Kitchen Items	3	1	4	12.90
Bulk Items (in grams)				
Building Material	22.2	1.9	24.1	-
Food Items	2.3	-	2.3	
Total*	15	16	31	100.00
Percent	48.39	51.61	100.00	

**Total does not include weight in grams*

Consumer items, such as food and milk cans and condiment and beverage bottles, are the most directly useful artifacts in terms of dating the site since they would have been used over a short period and then discarded. However, due to the fragmented nature of the assemblage, few recovered artifacts retained temporally diagnostic markings or signatures to aid in determining a date for the deposit. As such, two indeterminate containers imply the deposit could date anywhere between the late nineteenth century and mid-1950s. However, one kitchen item, a ceramic bowl fragment (Cat. No. 29), reflects a manufacture date of 1937 through 1969. Therefore, based upon the limited range of artifacts represented, the data suggests that the trash scatter was created either through limited trips to the site, possibly spread out over as many as 20 years, occurring sometime in the mid-1930s to the 1950s or the removal of the building found at the property on the 1938 aerial. This date range is further confirmed by the known history of the property as presented within the archival research section given and would most likely attribute the artifact assemblage to George Way.

4.3.4 Summary and Evaluation

The investigation of Site RIV-5060 revealed that the site was used on a limited basis for the dumping of consumer, household, and kitchen refuse. The artifacts suggest that the dumping occurred between the mid-1930s until the 1950s and likely is associated with George Way who owned the property in the mid-1930s and early 1940s. The assemblage was spread out approximately 50 meters south of Jack Rabbit Trail, situated within an agricultural field and gentle

wash along the western side of a small drainage valley. Although recorded as a dense, 25- by 20-meter surface scatter of historic refuse by ARMC in 1993, regular agricultural use of the property and development of a dirt access road through RIV-5060 has disturbed the site. Subsurface investigations did not reveal any significant intact deposits of historic artifacts. As such, the testing of RIV-5060 and recordation of the scatter have exhausted the site's research potential.

BFSA evaluated RIV-5060 for significance and eligibility for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 and the NRHP according to criteria identified in 36 CFR 60.4, utilizing guidelines by the National Park Service (Andrus and Shrimpton 2002). To qualify for listing on the CRHR and the NRHP, a property must represent a significant theme in American history, archaeology, architecture, engineering, or culture, and it must be a good representation of that theme. Moreover, the property must retain integrity; that is, an ability to convey its association with important events, individuals, or themes by means of its physical characteristics.

Based upon the background research, RIV-5060 is not eligible for listing on the CRHR under Criterion A or the NRHP under Criterion 1 as there is no indication that the site is directly associated with events that have made a significant contribution to the broad patterns of the state's or nation's history and cultural heritage. The deposit is temporally contemporaneous with structures previously located within the project, all of which have since been demolished. Further, background research regarding the history of Riverside County in general does not indicate that any event occurred within the location of RIV-5060 that would qualify the site as significant under Criterion A of the CRHR or Criterion 1 of the NRHP.

Site RIV-5060 is not eligible for listing on the CRHR under Criterion B or the NRHP under Criterion 2 as background research does not indicate that the site is associated with the lives of persons important in our past on the national, regional, or local level. The site appears to be primarily contemporaneous with the ownership of the property by George Way, and no information could be obtained to show he was a significant individual. Further, research of other individuals associated with the property have not identified anybody of significance. As such, no individuals or groups of individuals of importance, who are historically known or identified, could be directly tied to RIV-5060. Further, the removal of all potentially associated structures further eliminates any association the site may have had to any individuals.

According to the recovered archaeological data, Site RIV-5060 is not eligible for listing on the CRHR under Criterion C or the NRHP under Criterion 3 as it does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual, nor does it possess high artistic values. A review of the records search conducted for the project and studies conducted throughout the region indicate that historic rural refuse sites are common within the area and are neither distinctive nor unique.

The information already obtained suggests that RIV-5060 does not have additional research potential. Given the redundancy of the collected material and limited depth of the deposit, it is unlikely that further excavation would produce additional data that would change this

determination. The site is unlikely to contribute information important to Riverside County history beyond recordation of the scatter. Testing and recordation of RIV-5060 has exhausted the site's research potential. As a result, RIV-5060 is not eligible for listing on the CRHR under Criterion D or the NRHP under Criterion 4, as it is not likely to yield further information important in prehistory or history.

Therefore, RIV-5060 is evaluated as not significant and not eligible for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 or the NRHP according to federal criteria identified in 36 CFR 60.4. No further archaeological investigations are recommended for Site RIV-5060.

4.4 Results of Significance Testing – Site RIV-5061

4.4.1 Site Description

Site RIV-5061 is located approximately 20 meters west of Jack Rabbit Trail within a shallow wash, where, according to historic maps and aerial photographs, structures were situated between the 1930s and 1980s. The site was first recorded by ARMC as a light scatter of historic and modern trash and building material centered on an approximately 15 meter diameter depression (Allen and Hayden 1993). Allen and Hayden postulated that the depression and scatter likely represented what remains of the previous structures after the property was cleared. The site was revisited by MBA in 2006 and described as even less dense than when orginally recorded (Sanka 2006). Based upon this study, it appears impacts to the site have continued since 2006, further reducing the density of artifacts. Disturbances at the site include natural erosion, multiple episodes of disking, and agricultural use. Vegetation at the site during the survey was dense. However, BFSA was able to locate the depression and clear the vegetation from the originally recorded site area. Noted artifacts during the survey consisted mainly of glass, concrete, and metal fragments. The setting of the site is shown in Plate 4.4–1.



Plate 4.4–1: Overview of Site RIV-5061, facing north.

4.4.2 Description of Field Investigations

The field investigations at RIV-5061 were conducted using the standard methodologies described in Section 3.0. Testing of the site was conducted on June 6, 2019 and involved collecting select surface artifacts and excavating six shovel tests. In addition, due to the dense vegetation, the study of this site included four one-meter square surface scrapes, each located approximately five meters to the north, south, east, and west of the project boundaries, to establish if the site extends beyond the depression. The area of the site was defined by the historic artifact scatter, as the STPs did not identify any significant subsurface deposits. The site measures approximately 36.4 feet (11.1 meters) from north to south and 28.2 feet (8.6 meters) from east to west, covering an area of approximately 404.5 square feet (32 square meters). The configuration of the site is shown on Figure 4.4–1.

Surface Recordation

The entire surface of the site was inspected for artifacts. In addition, due to the dense vegetation, the study of this site included four one-meter square surface scrapes, each located approximately five meters to the north, south, east, and west of the project boundaries, to establish if the site extends beyond the depression (Plate 4.4–2). All surface scrapes were negative indicating the surface expression did not extend beyond the originally recorded site area. Because many of the artifacts collected were fragmented or redundant in nature, only a representative sample of artifacts diagnostic as to origin, function, or date was collected. The collected artifacts were recorded using sub-meter GPS technology, provenienced from the nearest STP, collected in bags labeled with provenience information, and returned to the BFSA laboratory. The surface collection consisted almost entirely of fragmented artifacts including window glass, glass and ceramic containers, and metal. In addition, dozens of medium to large fragments of metal and concrete were present at the site but not collected due to size and redundancy. The surface artifact recovery and location of surface scrapes is shown on Figure 4.4–1 and summarized in Table 4.4–1.



Plate 4.4–2: Example of cleared surface scrape, facing north.

Table 4.4–1
Surface Collection Data
Site RIV-5061

Surface Collection	Object Type	Material Type	Quantity	Cat. No.
1	Window Glass	Aqua Tint Glass	1.0 gram	1
	Indeterminate Ceramic	Earthenware Ceramic	1	2
2	Indeterminate Container	Colorless Glass	1	3
3			1	4
	Industrial Pipe	Ferrous Metal	1	5
4	Indeterminate Ceramic	Earthenware Ceramic	1	6
		Total*	5	

**Total does not include weight in grams*

Figure 4.4–1
Excavation Location Map
Site RIV-5061

(Deleted for Public Review; Bound Separately)

Subsurface Excavation

The potential for subsurface archaeological deposits at Site RIV-5061 was investigated by excavating six STPs throughout the known site area. As surface artifacts were sparse, STPs were placed in areas of higher artifact concentration (see Figure 4.4–1). All of the shovel tests were excavated in decimeter levels to 30 centimeters or one sterile layer. The soil from the shovel tests can be characterized as yellowish brown (10YR 5/4) sandy loam. Both STPs 1 and 2, located in the center of the site, contained fragmented artifacts within the upper levels, while the remaining STPs were negative (Table 4.4–2). Several fragments of concrete were also recovered from STPs 1 and 2 but were not included in the final artifact counts due to size and redundancy. Given the fragmented nature of the recovery, the level of disturbances to the site by past agricultural use and removal of structures, the material recovered from STPs 1 and 2 does not represent an intact deposit, but rather is a reflection of the consistent turning over of the soil as a result of disturbances on the property.

Table 4.4–2
Shovel Test Excavation Data
Site RIV-5061

Shovel Test	Depth (cm)	Object Type	Material Type	Quantity	Cat. No.
1	0-10	Indeterminate Ceramic	Earthenware Ceramic	1	7
		Window Glass	Aqua Tint Glass	1.2 grams	8
	10-20	Indeterminate Ceramic	Earthenware Ceramic	1	9
		Building Tile		1	10
		Window Glass	Aqua Tint Glass	1.6 grams	11
		Bullet Casing	Non-ferrous Metal	1	12
	20-30	Garden Pot	Earthenware Ceramic	1	13
		Indeterminate Container	Colorless Glass	1	14
			Amber Glass	1	15
		Window Glass	Aqua Tint Glass	0.4 gram	16
	30-40	No Recovery			
2	0-10	Window Glass	Aqua Tint Glass	5.5 gram	17
	10-20	Indeterminate Ceramic	Earthenware Ceramic	1	18
	20-30	No Recovery			
3	0-10	No Recovery			
	10-20				
	20-30				
4	0-10	No Recovery			
	10-20				

Shovel Test	Depth (cm)	Object Type	Material Type	Quantity	Cat. No.
	20-30				
5	0-10	No Recovery			
	10-20				
	20-30				
6	0-10	No Recovery			
	10-20				
	20-30				
			Total*	8	

**Total does not include weight in grams*

4.4.3 Discussion

Site RIV-5061 consists of a small light scatter of historic artifacts that encompasses approximately 404.5 square feet (32 square meters) approximately 20 meters west of Jack Rabbit Trail located within a shallow wash, where, according to historic maps and aerial photographs, structures were situated between the 1930s and 1980s. The site has been impacted by natural erosion, multiple episodes of disking, and agricultural use. Identifiable cultural materials represented at the site are predominantly ceramic fragments (N=7; 53.85 percent). The rest of the assemblage is comprised of glass fragments (N=4; 30.77 percent, as well as an additional 9.7 grams of bulk glass) and metal (N=2; 15.38 percent) (Table 4.4–3). In addition, as discussed above, a number of large non-diagnostic concrete fragments were also recovered from the site.

Table 4.4–3
Cultural Materials Recovered From Site RIV-5061

Cultural Material	Recovery		Total	Percent
	Surface Collection	STPs		
Ceramic	2	5	7	53.85
Glass	2	2	4	30.77
Metal	1	1	2	15.38
Bulk Items (weight in grams)				
Glass	1.0	8.7	9.7	-
Total*	5	8	13	100.00
Percent	38.46	61.54	100.00	

**Totals do not include weight in grams*

All 13 artifacts and bulk materials were identifiable to various functional categories (Table 4.4–4). The majority of identifiable diagnostic items recovered from RIV-5061 are classified as consumer items (N=4; 30.77 percent), followed by building material (N=2; 15.38 percent, as well as 9.7 grams of bulk material), gardening items (N=1; 7.69 percent), and munitions (N=1; 7.69 percent).

Table 4.4–4
Functional Categories Represented by
Cultural Materials Recovered From Site RIV-5061

Functional Category	Recovery		Total	Percent
	Surface Collection	STPs		
Building Materials	1	1	2	15.38
Consumer Items	2	2	4	30.77
Gardening Items	-	1	1	7.69
Munitions	-	1	1	7.69
Unidentifiable Items	2	3	5	38.46
Bulk Items (in grams)				
Building Materials	1.0	8.7	9.7	-
Total	5	8	13	100.00
Percent	38.46	61.54	100.00	

Consumer items such as food and milk cans and condiment and beverage bottles are the most directly useful artifacts in terms of dating the use of the site since they would have been used over a short period and then discarded. However, due to the fragmented nature of the assemblage, none of the artifacts recovered from RIV-5061 retained temporally diagnostic markings or signatures to aid in the determining a date for the deposit. Further, although consumer items appear to be the most abundant, the assemblage is small and may be skewed by the removal of the large fragments of non-diagnostic concrete fragments from the final counts. When building materials and the concrete fragments are taken into account along with the presented archival research, the site can be attributed to the removal of structures that were once located on the property and does not reflect an area where material was repeatedly dumped. As such, the site was likely created in the 1980s when the structures visible on the historic maps and aerial photographs between the 1930s and 1980s were cleared. This date range would most likely attribute the initial artifact assemblage to George Way as he owned the property at the time the structure is first visible on the 1938 aerial.

4.4.4 Summary and Evaluation

The investigation of Site RIV-5061 revealed that the site was likely created when the structure located at the site was demolished. The site was originally recorded in 1993 by ARMC and rerecorded in 2006 by MBA. Based upon the previous documentation and the current study, the limited scatter of material has steadily decreased since first being recorded. Subsurface investigations did not reveal any significant intact deposits of historic artifacts. As such, the testing of RIV-5061 and recordation of the scatter have exhausted the site's research potential.

BFSA evaluated RIV-5061 for significance and eligibility for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 and the NRHP according to criteria identified in 36 CFR 60.4, utilizing guidelines by the National Park Service (Andrus and Shrimpton 2002). To qualify for listing on the CRHR and the NRHP, a property must represent a significant theme in American history, archaeology, architecture, engineering, or culture, and it must be a good representation of that theme. Moreover, the property must retain integrity; that is, an ability to convey its association with important events, individuals, or themes by means of its physical characteristics.

Based upon the background research, RIV-5061 is not eligible for listing on the CRHR under Criterion A or the NRHP under Criterion 1 as there is no indication that the site is directly associated with events that have made a significant contribution to the broad patterns of the state's or nation's history and cultural heritage. The recovered material is temporally contemporaneous with structures previously located near the site which have since been demolished. Further, background research regarding the history of Riverside County in general does not indicate that any event occurred within the location of RIV-5061 that would qualify the site as significant under Criterion A of the CRHR or Criterion 1 of the NRHP.

Site RIV-5061 is not eligible for listing on the CRHR under Criterion B or the NRHP under Criterion 2 as background research does not indicate that the site is associated with the lives of persons important in our past on the national, regional, or local level. The site appears to have been created by the removal of a structure that was likely constructed when George Way owned the property. No information could be obtained to show that either George Way or any other individual that occupied the site were significant individuals. As such, no individuals or groups of individuals of importance, who are historically known or identified, could be directly tied to RIV-5061. Further, the removal of all potentially associated structures further eliminates any association the site may have had to any individuals.

According to the recovered archaeological data, Site RIV-5061 is not eligible for listing on the CRHR under Criterion C or the NRHP under Criterion 3 as it does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual, nor does it possess high artistic values. A review of the records search conducted for the project and studies conducted throughout the region indicate that historic rural refuse sites are common within the area and are neither distinctive nor unique.

The information already obtained suggests that RIV-5061 does not have additional research

potential. Given the redundancy of the collected material and limited depth of the deposit, it is unlikely that further excavation would produce additional data that would change this determination. The site is unlikely to contribute information important to Riverside County history beyond recordation. Testing and recordation of RIV-5061 has exhausted the site's research potential. As a result, RIV-5061 is not eligible for listing on the CRHR under Criterion D or the NRHP under Criterion 4, as it is not likely to yield further information important in prehistory or history.

Therefore, RIV-5061 is evaluated as not significant and not eligible for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 or the NRHP according to federal criteria identified in 36 CFR 60.4. No further archaeological investigations are recommended for Site RIV-5060.

4.5 Site P-33-006229

4.5.1 Previous Work

Site P-33-006229, a four mile segment of Jack Rabbit Trail, was recorded in 1983 by the Riverside County Historical Commission (Warner 1983). Multiple segments of Jack Rabbit Trail have been thoroughly recorded and evaluated as non-significant resources; however, the approximately 0.5 mile segment which traverses the southeastern corner of the current project has not been studied since it was initially recorded.

4.5.2 Current Study

Field Investigation

The investigation of P-33-006229 was initiated with a review of the road by walking the alignment within the project boundaries. At the time of survey, the alignment was represented as a paved asphalt road. The alignment contains some of the 1920s-era wooden guardrails which are in various states of disrepair (Plate 4.5–1). During the survey, it was noted that portions of the road alignment have been washed out. In addition, the segment of the alignment located within the northeastern corner of the property appears to have been repeatedly graded, paved, and improved, as it has been utilized for access to adjacent ranch properties (Plate 4.5–2). Further, visible signs of modern attempts to combat erosion consisting of the dumping of modern building material and rip-rap down the steep embankments were noted.



Plate 4.5–1: Overview of Site P-33-006229 (Jack Rabbit Trail), showing a section of the 1920s-era wooden guardrails, facing southeast.



Plate 4.5–2: Overview of Site P-33-006229 (Jack Rabbit Trail), facing north.

4.5.3 Summary and Evaluation

BFSA evaluated the 0.5-mile-long segment of P-33-006229 (Jack Rabbit Trail) within the project for significance and eligibility for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 and the NRHP according to criteria identified in 36 CFR 60.4, utilizing guidelines by the National Park Service (Andrus and Shrimpton 2002). To qualify for listing on the CRHR and the NRHP, a property must represent a significant theme in American history, archaeology, architecture, engineering, or culture, and it must be a good representation of that theme. Moreover, the property must retain integrity; that is, an ability to convey its association with important events, individuals, or themes by means of its physical characteristics.

Based upon the background research, this segment of P-33-006229 is not eligible for listing on the CRHR under Criterion A or the NRHP under Criterion 1. While this recorded segment of the Jack Rabbit Trail route is associated with a pattern of events in local history (the evolution of a late nineteenth century wagon road into an automobile route maintained by various agencies), this trend of events did not contribute significantly to the development of the region, or to the field of road-building and engineering techniques. Further, this segment of Jack Rabbit Trail has had its integrity impacted by the continued use, natural erosion, modern efforts to mitigate erosion, and the repeated paving of the lower sections in the northeastern corner of the project. As such, this section of the road is not eligible for listing on the CRHR under Criterion A or the NRHP under Criterion 1.

Site P-33-006229 is not eligible for listing on the CRHR under Criterion B or the NRHP under Criterion 2. Again, the integrity of the road has been impacted through the early twentieth century alterations to the original trail alignment and the steady maintenance throughout the twentieth century. Further, background research did not identify any information that would attribute this segment of the road to any important individuals.

According to the field survey and research, P-33-006229 is not eligible for listing on the CRHR under Criterion C or the NRHP under Criterion 3 as it does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual, nor does it possess high artistic values. The road was one of many constructed through the region, and as documented, from its inception was poorly planned resulting in steep slopes and at times rendering the road impassible. Further, despite efforts throughout the twentieth century to maintain the road, it was only utilized regularly between 1924 when it was widened by the County and the late 1930s when the current alignment of State Highway 60 was opened. Further, beyond the documented guardrails, no other features or elements of the alignment exist within the property that reflect the historic age of the road, nor harken back to the original trail alignment before it was modified and improved for automobile use. In sum, P-33-006229, the Jack Rabbit Trail road alignment, within the current project is neither distinctive nor unique and the continued efforts to maintain the road have diminished its integrity.

The information already obtained suggests that this segment of P-33-006229 does not have

additional research potential. Therefore, P-33-006229, the Jack Rabbit Trail road alignment, within the current project is not eligible for listing on the CRHR under Criterion D or the NRHP under Criterion 4, as it is not likely to yield further information important in prehistory or history. Therefore, the segment of P-33-006229 within the project is evaluated as not significant and not eligible for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 or the NRHP according to federal criteria identified in 36 CFR 60.4. No further study of this segment of the road is recommended. Figure 4.5–1 shows the location of the 0.5-mile-long segment of P-33-006229 within the project.

Figure 4.5–1
Site Location Map
Site P-33-006229

(Deleted for Public Review; Bound Separately)

4.6 Site P-33-015672

4.6.1 Previous Work

Site P-33-015672 was recorded as a water storage tank, two water valves, and wooden posts, one containing an electrical box (Sanka 2006). No artifacts were found at the site, and based upon the site record, no definitive date for the features could be determined. Sanka noted that one of the valves was stamped "The Kelly & Jones Co.," which had offices in Pittsburgh and New York throughout the twentieth century. Sanka noted within the site record that the resource likely is not significant; however, MBA did not complete a full significance evaluation of the site (Sanka 2006).

4.6.2 Current Study

Field Investigation

The investigation of Site P-33-015672 was initiated with a review of the site to locate the previously recorded features. At the time of survey, ground visibility within the area of the site was moderate, hindered at times by non-native weeds and grasses. The resource was located, but the water tank has been removed, the previously recorded valves have been changed to modern galvanized steel, and many of the wooden posts appear to have burned down due to fire (Plate 4.6–1). In total, what remains of the resource reflects a common collection of pipes and valves still commonly used for water extraction from wells.



Plate 4.6–1: Overview of the remaining pipes and valves at Site P-33-015672, facing north.

4.6.3 Summary and Evaluation

Although MBA did not formally evaluate P-33-015672 in 2006, the study did conclude the resource was unlikely to yield further information (Sanka 2006). BFSA evaluated P-33-015672 for significance and eligibility for listing on the CRHR according to criteria listed in CEQA, Section 15064.5 and the NRHP according to criteria identified in 36 CFR 60.4, utilizing guidelines by the National Park Service (Andrus and Shrimpton 2002). To qualify for listing on the CRHR and the NRHP, a property must represent a significant theme in American history, archaeology, architecture, engineering, or culture, and it must be a good representation of that theme. Moreover, the property must retain integrity; that is, an ability to convey its association with important events, individuals, or themes by means of its physical characteristics.

Based upon the background research, P-33-015672 is not eligible for listing on the CRHR under Criterion A or the NRHP under Criterion 1. No information tying the resources to significant events was identified. Further, due to regular maintenance and fire the resource has been altered since it was recorded in 2006. As such, what remains of the resource reflects a common collection of pipes and valves still commonly used for water extraction from wells.

Site P-33-015672 is not eligible for listing on the CRHR under Criterion B or the NRHP under Criterion 2. Again, it appears the valves have been altered and/or destroyed impacting its integrity. Further, no individuals historically associated with the property were identified as significant.

According to the field survey and research P-33-015672 is not eligible for listing on the CRHR under Criterion C or the NRHP under Criterion 3. What remains of the resource reflects a common collection of pipes and valves still commonly used for water extraction from wells. As such, the resource does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual, nor does it possess high artistic values.

Based on the current study site P-33-015672 does not have additional research potential. Further, as the resource has been altered and/or destroyed impacting it's integrity. As such, the current study concurs with the previous assessment that the resource potential of the site has been exhausted and, therefore, P-33-015672 does not possess any significance. Therefore, it is not eligible for listing on the CRHR under Criterion D or the NRHP under Criterion 4. Figure 4.6−1 shows the recorded location of P-33-015672 within the project.

Figure 4.6–1
Site Location Map
Site P-33-015672

(Deleted for Public Review; Bound Separately)

4.7 Site P-33-015673

4.7.1 Previous Work

Site P-33-015673 consists of two concrete pads and a trash scatter (Sanka 2006). Based upon the site record, the age of the resource could not be determined when recorded. Sanka recorded the site, but postulated that based on the artifacts found at the site (modern electrical equipment, modern nails, and large amounts of plastic) the resource was not older than 45 years, and therefore not eligible to be evaluated as a historic resource. As discussed within the archival research for the property, Sanka's assumptions were likely correct as Allen and Hayden mention the building associated with the site in their 1993 study, stating it was constructed in 1977. Further, the aerial maps and photographs confirm this portion of the project was not developed until the 1970s, and, therefore, the site is not eligible to be considered or evaluated as a Historical Resource.

4.7.2 Current Study

Field Investigation

The investigation of Site P-33-015673 was initiated with a review of the surface of the site to locate the resource. At the time of survey, ground visibility was good but hindered at times by non-native weeds and grasses. The resource was located, and as discussed by Sanka (2006), all observed trash was modern, associated with the 1970s and 1980s (Plate 4.7–1). As such, no further investigations were conducted at the site, as it is not eligible to be considered or evaluated as a Historical Resource. Figure 4.7−1 shows the recorded location of P-33-015673 within the project.



Plate 4.7–1: Overview of Site P-33-015673, facing southwest.

Figure 4.7–1
Site Location Map
Site P-33-015673

(Deleted for Public Review; Bound Separately)

5.0 RECOMMENDATIONS

The cultural resources study for the Beaumont Pointe Specific Plan Project resulted in the location of five previously recorded cultural resources within the project: RIV-5060 (historic trash scatter), RIV-5061 (historic trash scatter), P-33-006229 (historic Jack Rabbit Trail road alignment), P-33-015672 (historic water storage tank and valves), and P-33-015673 (modern concrete pad and trash scatter. One additional resource previously recorded within the project, P-33-009027 (prehistoric isolate), could not be located, but as an isolate, it would not be considered eligible for listing on the CRHR or the NRHP. In order to accurately evaluate the cultural resources within the subject property and potential impacts of the project development on them, a Phase II study, including archival research and an archaeological testing program, was required to augment the level of work completed as part of the Phase I survey. Based upon archival research and the survey findings, Site P-33-015673 was found to be modern and not eligible for evaluation. Sites P-33-006229 and P-33-015672 were evaluated utilizing the survey findings and archival research, while the evaluation of the two artifact scatters (RIV-5060 and RIV-5061) also included subsurface archaeological testing.

The archaeological study was completed in accordance with CEQA (Section 15064.5) and Section 106 (36 CFR 60.4) significance evaluation criteria for the CRHR and the NRHP. These guidelines allow an archaeological/historical resource to be identified as important if it can be demonstrated that the area, or persons associated with that area, exemplifies or reflects significant aspects of the cultural, political, economic, or social history of the nation, state, or local area. Based upon the results of the Phase I and II study, the resources located within the current development plan are evaluated as not CRHR- or NRHP-eligible and are not considered significant. Therefore, all of the identified resources were determined to retain no further research potential beyond recording their locations and attributes, which has been completed. The evaluation of the subsurface tests provides the foundation from which to state that the potential for buried CRHR- or NRHP-eligible cultural deposits at all of the sites is unlikely and no significantly different information would be gathered from further investigations. However, as multiple resources have been identified within the property, and due to the dense vegetation during the survey, there still remains the potential that other unobserved resources may still exist within the project parcel. Therefore, due to the potential to encounter buried cultural materials during grading, it is recommended that all earth disturbance associated with the development of the project be monitored by an archaeologist and Native American representative during any grading activity.

5.1 Mitigation Monitoring

Monitoring during ground-disturbing activities, such as grading or trenching, by a qualified archaeologist is recommended to ensure that if buried features (*i.e.,* human remains, hearths, or cultural deposits) are present, they will be handled in a timely and proper manner. A recommended

Mitigation Monitoring and Reporting Program (MMRP) is provided below that complies with the goals found within the City of Beaumont General Plan policies 8.11.1 through 8.11.4.

Mitigation Monitoring and Reporting Program (MMRP)

A MMRP to mitigate potential impacts to undiscovered buried cultural resources within the Beaumont Pointe Specific Plan Project shall be implemented to the satisfaction of the lead agency. This program should include, but not be limited to, the following measures:

CR-1: **Retention of Archaeologist:** Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the consulting Native American Tribe(s) Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

CR-2: **Native American Monitoring:** Native American Monitoring by consulting Native American Tribes should be conducted in compliance with the results of the City of Beaumont's AB-52 government-to-government consultation process.

CR-3: **Cultural Resource Management Plan:** Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan should be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.

CR-4: Pre-Grade Meeting: The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

CR-5: On-site Monitoring: During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CR-6: Inadvertent Discovery of Cultural Resources: In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed. If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the qualified archaeologist and Tribal Monitor can evaluate the find[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

a. Full avoidance.

b. If avoidance is not feasible, Preservation in place.

c. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

d. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

CR-7: Inadvertent Discovery of Human Remains: Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (*i.e.,* clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. No photographs are to be taken of the human remains or the immediate vicinity of those remains. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.

In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

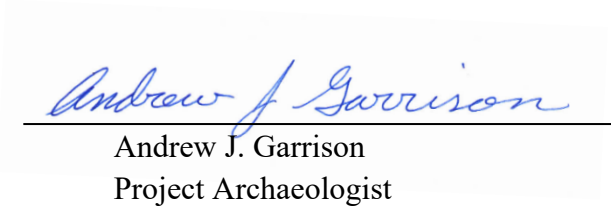
The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98

Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. Pursuant to the specific exemption set forth in California Government Code § 6254(r), the sheriff-coroner, parties, and lead agencies will be asked to withhold public disclosure information related to such reburial.

CR-8: FINAL REPORT: The final report[s] created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency for review and approval which subsequently will be submitted to the Eastern Information Center, and the Consulting Tribe[s].

6.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



October 5, 2022

Andrew J. Garrison
Project Archaeologist
County of Riverside Registration #319

Date

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APPENDIX A

Qualifications of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California **1982**

Bachelor of Arts, History, and Anthropology, University of San Diego, California **1975**

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Crops of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—included project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnichal borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project achaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.

2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.

2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.

2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.

2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).

2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.

2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.

2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.

2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.

2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.

2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.

2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).

2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.

2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.

2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.

2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.

2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.

2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.

2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.

2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.

2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.

2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.

2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).

2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.

2012 Cultural Resources Report for Menifee Heights (Tract 32277).

2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.

2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.

2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.

2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.

2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.

2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.

2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.

2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).

2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .

2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).

2011 Mitigation Monitoring Report for the 43rd and Logan Project.

2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.

2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.

2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.

2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.

2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.

2010 A Historical Evaluation of Structures on the Butterfield Trails Property.

2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).

2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.

2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062

2010 An Archaeological Study for the 1912 Spindrift Drive Project

2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.

2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.

2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.

2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.

2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.

2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3,115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.

2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.

2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.

2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).

2004 TM 5325 ER #03-14-043 Cultural Resources.

2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.

2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.

2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.

2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.

2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.

2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.

2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.

2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.

2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.

2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.

2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.

2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.

2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.

2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.

2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003– Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.

2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological/Historical Study for the Menifee Ranch Project. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.

2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.

2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.

2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.

2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.

2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.

2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.

1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.

1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.

1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.

1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.

1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.

1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project . Brian F. Smith and Associates, San Diego, California.

1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.

1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.

1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Andrew J. Garrison, M.A., RPA

Senior Project Archaeologist

Brian F. Smith and Associates, Inc.
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Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: agarrison@bfsa-ca.com

Education

Master of Arts, Public History, University of California, Riverside **2009**

Bachelor of Science, Anthropology, University of California, Riverside **2005**

Bachelor of Arts, History, University of California, Riverside **2005**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Society for American Archaeology
California Council for the Promotion of History
Society of Primitive Technology
Lithic Studies Society
California Preservation Foundation
Pacific Coast Archaeological Society

Experience

Senior Project Archaeologist **June 2017–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Project management of all phases of archaeological investigations for local, state, and federal agencies including National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) level projects interacting with clients, sub-consultants, and lead agencies. Supervise and perform fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. Perform and oversee technological analysis of prehistoric lithic assemblages. Author or co-author cultural resource management reports submitted to private clients and lead agencies.

Senior Archaeologist and GIS Specialist **2009–2017**
Scientific Resource Surveys, Inc. **Orange, California**

Served as Project Archaeologist or Principal Investigator on multiple projects, including archaeological monitoring, cultural resource surveys, test excavations, and historic building assessments. Directed projects from start to finish, including budget and personnel hours proposals, field and laboratory direction, report writing, technical editing, Native American consultation, and final report submittal. Oversaw all GIS projects including data collection, spatial analysis, and map creation.

Preservation Researcher **2009**
City of Riverside Modernism Survey **Riverside, California**

Completed DPR Primary, District, and Building, Structure and Object Forms for five sites for a grant-funded project to survey designated modern architectural resources within the City of Riverside.

Information Officer **2005, 2008–2009**
Eastern Information Center (EIC), University of California, Riverside **Riverside, California**

Processed and catalogued restricted and unrestricted archaeological and historical site record forms. Conducted research projects and records searches for government agencies and private cultural resource firms.

Reports/Papers

2017 A Phase I Cultural Resources Assessment for the Marbella Villa Project, City of Desert Hot Springs, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 Phase I Cultural Resources Survey for TTM 37109, City of Jurupa Valley, County of Riverside. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Survey for the Jefferson & Ivy Project, City of Murrieta, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Assessment for the Nuevo Dollar General Store Project, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resource Study for the Westmont Project, Encinitas, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Assessment for the Winchester Dollar General Store Project, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 Phase I Cultural Resource Assessment for TTM 31810 (42.42 acres) Predico Properties Olive Grove Project. Scientific Resource Surveys, Inc.

2016 John Wayne Airport Jet Fuel Pipeline and Tank Farm Archaeological Monitoring Plan. Scientific Resource Surveys, Inc. On file at the County of Orange, California.

2016 Phase I Cultural Resources Assessment: All Star Super Storage City of Menifee Project, 2015-156. Scientific Resource Surveys, Inc. On file at the Eastern Information Center, University of California, Riverside.

2016 Historic Resource Assessment for 220 South Batavia Street, Orange, CA 92868 Assessor's Parcel Number 041-064-4. Scientific Resource Surveys, Inc. Submitted to the City of Orange as part of Mills Act application.

2015 Historic Resource Report: 807-813 Harvard Boulevard, Los Angeles. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2015 Exploring a Traditional Rock Cairn: Test Excavation at CA-SDI-13/RBLI-26: The Rincon Indian Reservation, San Diego County, California. Scientific Resource Surveys, Inc.

2015 Class III Scientific Resource Surveys, Inc. Survey for The Lynx Cat Granite Quarry and Water Valley Road Widening Project County of San Bernardino, California, Near the Community of Hinkley. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2014 Archaeological Phase I: Cultural Resource Survey of the South West Quadrant of Fairview Park, Costa Mesa. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2014 Archaeological Monitoring Results: The New Los Angeles Federal Courthouse. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2012 Bolsa Chica Archaeological Project Volume 7, Technological Analysis of Stone Tools, Lithic Technology at Bolsa Chica: Reduction Maintenance and Experimentation. Scientific Resource Surveys, Inc.

2010 Phase II Cultural Resources Report Site CA=RIV-2160 PM No. 35164. Scientific Resource Surveys, Inc. On file at the Eastern Information Center, University of California, Riverside.

2009 Riverside Modernism Context Survey, contributing author. Available online at the City of Riverside.

Presentations

2017 "Repair and Replace: Lithic Production Behavior as Indicated by the Debitage Assemblage from CA-MRP-283 the Hackney Site." Presented at the Society for California Archaeology Annual Meeting, Fish Camp, California.

2016 "Bones, Stones, and Shell at Bolsa Chica: A Ceremonial Relationship?" Presented at the Society for California Archaeology Annual Meeting, Ontario, California.

2016 "Markers of Time: Exploring Transitions in the Bolsa Chica Assemblage." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.

2016 "Dating Duress: Understanding Prehistoric Climate Change at Bolsa Chica." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.

2015 "Successive Cultural Phasing Of Prehistoric Northern Orange County, California." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Southern California Cogged Stone Replication: Experimentation and Results." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Prehistoric House Keeping: Lithic Analysis of an Intermediate Horizon House Pit." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Pits and Privies: The Use and Disposal of Artifacts from Historic Los Angeles." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Grooving in the Past: A Demonstration of the Manufacturing of OGR beads and a look at Past SRS, Inc. Replicative Studies." Demonstration of experimental manufacturing techniques at the January meeting of The Pacific Coast Archaeological Society, Irvine, California.

2014 "From Artifact to Replication: Examining *Olivella* Grooved Bead Manufacturing." Presented at the Society for California Archaeology Annual Meeting, Visalia, California.

2014 "New Discoveries from an Old Collection: Comparing Recently Identified OGR Beads to Those Previously Analyzed from the Encino Village Site." Presented at the Society for California Archaeology Annual Meeting, Visalia, California.

2012 Bolsa Chica Archaeology: Part Seven: Culture and Chronology. Lithic demonstration of experimental manufacturing techniques at the April meeting of The Pacific Coast Archaeological Society, Irvine, California.

2012 "Expedient Flaked Tools from Bolsa Chica: Exploring the Lithic Technological Organization." Presented at the Society for California Archaeology Annual Meeting, San Diego, California.

2012 "Utilitarian and Ceremonial Ground Stone Production at Bolsa Chica Identified Through Production Tools." Presented at the Society for California Archaeology Annual Meeting, San Diego, California.

2012 "Connecting Production Industries at Bolsa Chica: Lithic Reduction and Bead Manufacturing." Presented at the Society for California Archaeology Annual Meeting, San Diego, California.

2011 Bolsa Chica Archaeology: Part Four: Mesa Production Industries. Co-presenter at the April meeting of The Pacific Coast Archaeological Society, Irvine, California.

2011 "Hammerstones from Bolsa Chica and Their Relationship towards Site Interpretation." Presented at the Society for California Archaeology Annual Meeting, Rohnert Park, California.

2011 "Exploring Bipolar Reduction at Bolsa Chica: Debitage Analysis and Replication." Presented at the Society for California Archaeology Annual Meeting, Rohnert Park, California.

APPENDIX B

Site Record Form Updates

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Artifact Catalogs

Beaumont Pointe Specific Plan Phase II Testing (19-117)
CA-RIV-5060
2019 Field Year
Master Artifact Catalog

Site No	Year	Cat No	Unit Type	Unit No	Depth (cm)	Object Type	Object Subtype	Material Type	Material Subtype	Functional Category	Diagnostic Elements	Date (min)	Date (Max)	Condition	Portion	Qty	Wgt (g)	Date Excavated	Excavated By
RIV-5060	2019	1	SC	1	Surface	Architecture	Window	Glass	Aqua Tint	Building Material	-	-	-	Fragment	Body	-	4.83	6/6/2019	AG; CR; JS
RIV-5060	2019	2	SC	1	Surface	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Base	1	21.32	6/6/2019	AG; CR; JS
RIV-5060	2019	3	SC	1	Surface	Container	Indeterminate	Glass	Milk	Household Items	-	1870	1959	Fragment	Body	1	1.86	6/6/2019	AG; CR; JS
RIV-5060	2019	4	SC	1	Surface	Kitchenware	Storage Jar	Ceramic	Earthenware	Kitchen Items	Brown glaze	-	-	Fragment	Body	1	36.00	6/6/2019	AG; CR; JS
RIV-5060	2019	5	SC	2	Surface	Architecture	Window	Glass	Aqua Tint	Building Material	-	-	-	Fragment	Body	-	10.94	6/6/2019	AG; CR; JS
RIV-5060	2019	6	SC	2	Surface	Tableware	Saucer	Ceramic	Stoneware	Kitchen Items	Clear glaze, molded concentric rings along interior	-	-	Fragment	Foot	1	9.81	6/6/2019	AG; CR; JS
RIV-5060	2019	7	SC	2	Surface	Tableware	Vessel	Ceramic	Stoneware	Kitchen Items	TP: Polychrome floral motif over clear glaze	-	-	Fragment	Rim	1	3.90	6/6/2019	AG; CR; JS
RIV-5060	2019	8	SC	3	Surface	Architecture	Window	Glass	Aqua Tint	Building Material	-	-	-	Fragment	Body	-	1.65	6/6/2019	AG; CR; JS
RIV-5060	2019	9	SC	3	Surface	Container	Indeterminate	Glass	Aqua Tint	Consumer Items	Melted	-	-	Fragment	Body	1	5.01	6/6/2019	AG; CR; JS
RIV-5060	2019	10	SC	3	Surface	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Body	1	4.82	6/6/2019	AG; CR; JS
RIV-5060	2019	11	SC	3	Surface	Container	Indeterminate	Glass	Milk	Household Items	ABM	1905	1959	Fragment	Heel	1	8.20	6/6/2019	AG; CR; JS
RIV-5060	2019	12	SC	3	Surface	Ceramic	Industrial	Ceramic	Porcelain	Building Material	Clear glaze	-	-	Fragment	Body	1	28.75	6/6/2019	AG; CR; JS
RIV-5060	2019	13	SC	3	Surface	Fauna	Shell	Shell	Tivela sp.	Food Items	MNI = 1	-	-	Fragment	-	-	2.32	6/6/2019	AG; CR; JS
RIV-5060	2019	14	SC	4	Surface	Architecture	Window	Glass	Aqua Tint	Building Material	Melted	-	-	Fragment	Body	-	4.74	6/6/2019	AG; CR; JS
RIV-5060	2019	15	SC	4	Surface	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Body	1	1.74	6/6/2019	AG; CR; JS
RIV-5060	2019	16	SC	4	Surface	Glassware	Vessel	Glass	Colorless	Household Items	-	-	-	Fragment	Body	1	15.15	6/6/2019	AG; CR; JS
RIV-5060	2019	17	SC	4	Surface	Adornment	Bead	Glass	Milk	Garment Items	-	-	-	Complete	-	1	2.62	6/6/2019	AG; CR; JS
RIV-5060	2019	18	SC	5	Surface	Ceramic	Industrial	Ceramic	Porcelain	Building Material	Clear glaze	-	-	Fragment	Body	1	52.54	6/6/2019	AG; CR; JS
RIV-5060	2019	19	SC	5	Surface	Container	Indeterminate	Glass	Cobalt	Household Items	ABM	1905	2019	Fragment	Base	1	3.70	6/6/2019	AG; CR; JS
RIV-5060	2019	20	SC	5	Surface	Architecture	Window	Glass	Aqua Tint	Building Material	-	-	-	Fragment	Body	1	0.60	6/6/2019	AG; CR; JS
RIV-5060	2019	21	STP	1	0-10	Architecture	Window	Glass	Aqua Tint	Building Material	-	-	-	Fragment	Body	-	0.75	6/6/2019	AG; CR; JS
RIV-5060	2019	22	STP	1	0-10	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Body	4	5.45	6/6/2019	AG; CR; JS
RIV-5060	2019	23	STP	1	0-10	Glassware Closure	Vessel Lid	Glass	Colorless	Household Items	ABM	-	-	Fragment	0-25%	1	8.04	6/6/2019	AG; CR; JS
RIV-5060	2019	24	STP	1	10-20	Architecture	Window	Glass	Aqua Tint	Building Material	-	-	-	Fragment	Body	-	1.13	6/6/2019	AG; CR; JS
RIV-5060	2019	25	STP	1	10-20	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Body	1	2.14	6/6/2019	AG; CR; JS
RIV-5060	2019	26	STP	1	10-20	Jar	Indeterminate	Glass	Colorless	Consumer Items	ABM; Wide External Thread	1905	2019	Fragment	Finish	1	1.82	6/6/2019	AG; CR; JS
RIV-5060	2019	27	STP	1	10-20	Glassware Closure	Vessel Lid	Glass	Colorless	Household Items	ABM	1905	2019	Fragment	0-25%	1	14.43	6/6/2019	AG; CR; JS
RIV-5060	2019	28	STP	1	10-20	Container	Indeterminate	Glass	Colorless	Consumer Items	Melted	-	-	Fragment	Body	1	19.54	6/6/2019	AG; CR; JS
RIV-5060	2019	29	STP	1	10-20	Tableware	Bowl	Ceramic	Stoneware	Kitchen Items	"Fiesta" Turquoise glaze / Homer Laughlin China Co. / Pittsburgh, PA	1937	1969	Fragment	Heel	1	7.96	6/6/2019	AG; CR; JS
RIV-5060	2019	30	STP	2	0-10	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Body	2	4.72	6/6/2019	AG; CR; JS
RIV-5060	2019	31	STP	2	10-20	Container	Indeterminate	Glass	Colorless	Consumer Items	-	-	-	Fragment	Body	2	9.27	6/6/2019	AG; CR; JS
RIV-5060	2019	32	STP	2	10-20	Container	Indeterminate	Glass	Colorless	Consumer Items	Molded lines along exterior	-	-	Fragment	Body	1	1.50	6/6/2019	AG; CR; JS
RIV-5060	2019	33	STP	2	10-20	Bottle	Condiment	Glass	Colorless	Consumer Items	Molded horizontal ridges	-	-	Fragment	Body	1	0.86	6/6/2019	AG; CR; JS

Beaumont Pointe Specific Plan Phase II Testing (19-117)
CA-RIV-5061
2019 Field Year
Master Artifact Catalog

Site No	Year	Cat No	Unit Type	Unit No	Depth (cm)	Object Type	Object Subtype	Material Type	Material Subtype	Functional Category	Diagnostic Elements	Condition	Portion	Qty	Wgt (g)	Date Excavated	Excavated By
RIV-5061	2019	1	SC	1	Surface	Architecture	Window	Glass	Aqua Tint	Building Material	-	Fragment	Body	-	0.96	6/6/2019	AG; CR; JS
RIV-5061	2019	2	SC	1	Surface	Ceramic	Indeterminate	Ceramic	Earthenware	Unknown Items	Red paste, no glaze	Fragment	Body	1	0.93	6/6/2019	AG; CR; JS
RIV-5061	2019	3	SC	2	Surface	Container	Indeterminate	Glass	Colorless	Consumer Items	Frosted glass	Fragment	Body	1	1.57	6/6/2019	AG; CR; JS
RIV-5061	2019	4	SC	3	Surface	Container	Indeterminate	Glass	Colorless	Consumer Items	Frosted glass	Fragment	Body	1	1.72	6/6/2019	AG; CR; JS
RIV-5061	2019	5	SC	3	Surface	Pipe	Industrial	Metal	Ferrous	Building Material	-	Complete	-	1	1725.00	6/6/2019	AG; CR; JS
RIV-5061	2019	6	SC	4	Surface	Ceramic	Indeterminate	Ceramic	Earthenware	Unknown Items	Red paste, no glaze	Fragment	Body	1	2.15	6/6/2019	AG; CR; JS
RIV-5061	2019	7	STP	1	0-10	Ceramic	Indeterminate	Ceramic	Earthenware	Unknown Items	Red paste, no glaze	Fragment	Body	1	2.04	6/6/2019	AG; CR; JS
RIV-5061	2019	8	STP	1	0-10	Architecture	Window	Glass	Aqua Tint	Building Material	-	Fragment	Body	-	1.20	6/6/2019	AG; CR; JS
RIV-5061	2019	9	STP	1	10-20	Ceramic	Indeterminate	Ceramic	Earthenware	Unknown Items	Red paste, no glaze	Fragment	Body	1	1.28	6/6/2019	AG; CR; JS
RIV-5061	2019	10	STP	1	10-20	Building	Tile	Ceramic	Earthenware	Building Material	-	Fragment	0-25%	1	0.84	6/6/2019	AG; CR; JS
RIV-5061	2019	11	STP	1	10-20	Architecture	Window	Glass	Aqua Tint	Building Material	-	Fragment	Body	-	1.55	6/6/2019	AG; CR; JS
RIV-5061	2019	12	STP	1	10-20	Munitions	Bullet Casing	Metal	Non-ferrous	Munitions	-	Complete	-	1	0.83	6/6/2019	AG; CR; JS
RIV-5061	2019	13	STP	1	20-30	Garden	Pot	Ceramic	Earthenware	Gardening Items	-	Fragment	Rim	1	10.16	6/6/2019	AG; CR; JS
RIV-5061	2019	14	STP	1	20-30	Container	Indeterminate	Glass	Colorless	Consumer Items	-	Fragment	Body	1	0.20	6/6/2019	AG; CR; JS
RIV-5061	2019	15	STP	1	20-30	Container	Indeterminate	Glass	Amber	Consumer Items	-	Fragment	Body	1	0.47	6/6/2019	AG; CR; JS
RIV-5061	2019	16	STP	1	20-30	Architecture	Window	Glass	Aqua Tint	Building Material	-	Fragment	Body	-	0.42	6/6/2019	AG; CR; JS
RIV-5061	2019	17	STP	2	0-10	Architecture	Window	Glass	Aqua Tint	Building Material	-	Fragment	Body	-	5.48	6/6/2019	AG; CR; JS
RIV-5061	2019	18	STP	2	10-20	Ceramic	Indeterminate	Ceramic	Earthenware	Unknown Items	Red paste, no glaze	Fragment	Body	1	1.06	6/6/2019	AG; CR; JS

APPENDIX F

Confidential Maps

(Deleted for Public Review; Bound Separately)

Beaumont Pointe

ENERGY ANALYSIS

CITY OF BEAUMONT

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February 1, 2022

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LIST OF ABBREVIATED TERMS

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

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

EXECUTIVE SUMMARY

ES.1 SUMMARY OF FINDINGS

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

TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS

Analysis	Report Section	Significance Findings	
		Unmitigated	Mitigated
Energy Impact #1: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	5.0	*Less Than Significant*	*n/a*
Energy Impact #2: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	5.0	*Less Than Significant*	*n/a*
Energy Impact #3: Would the Project achieve the goal of energy conservation by: • Decreasing overall per capita energy consumption. • Decreasing reliance on fossil fuels such as coal, natural gas and oil. • Increasing reliance on renewable energy sources.	5.0	*Less Than Significant*	*n/a*

ES.2 PROJECT REQUIREMENTS

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

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

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

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

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

1 INTRODUCTION

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

1.1 SITE LOCATION

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

1.2 PROJECT DESCRIPTION

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

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

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

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

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

EXHIBIT 1-A: LOCATION MAP

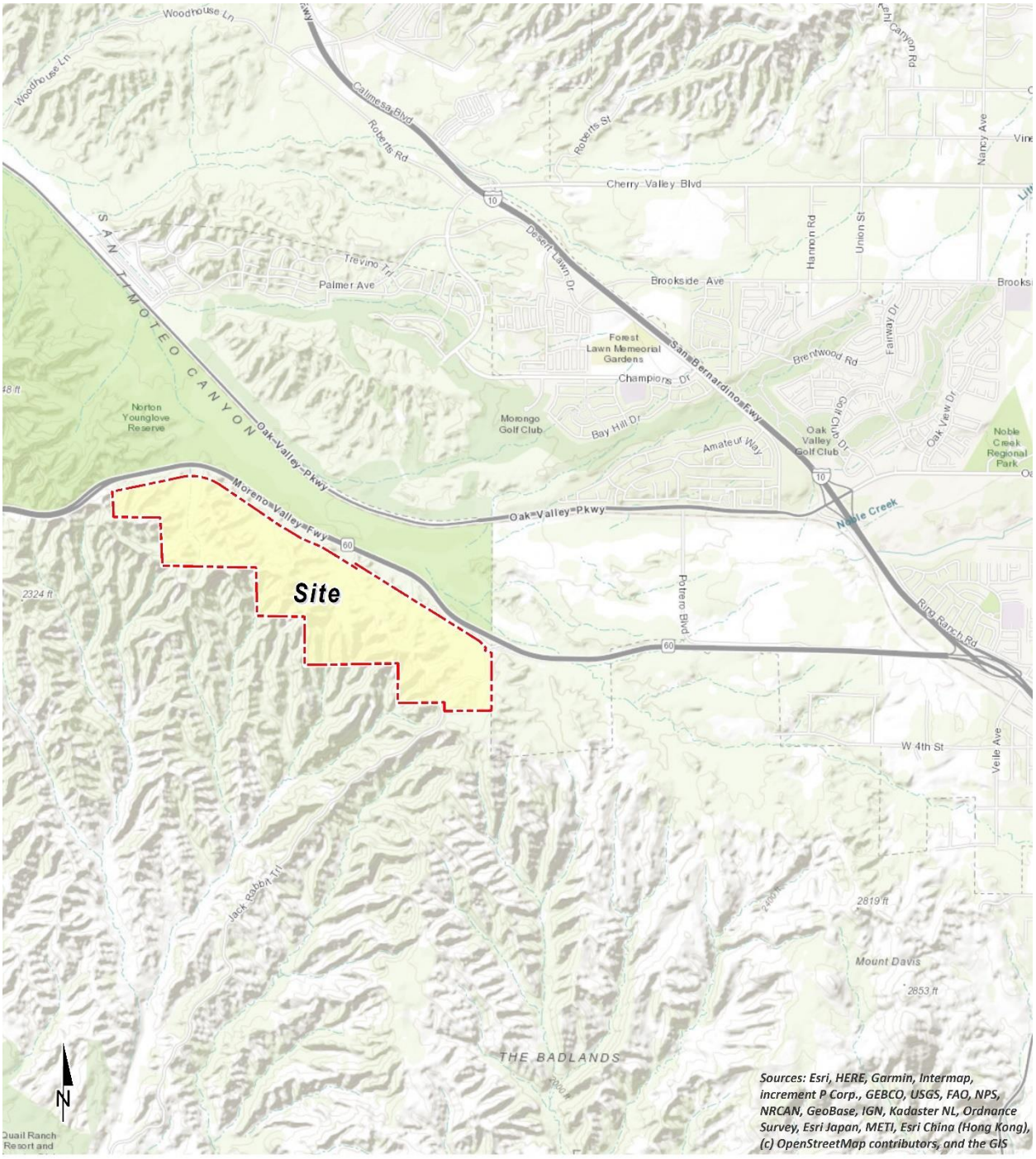
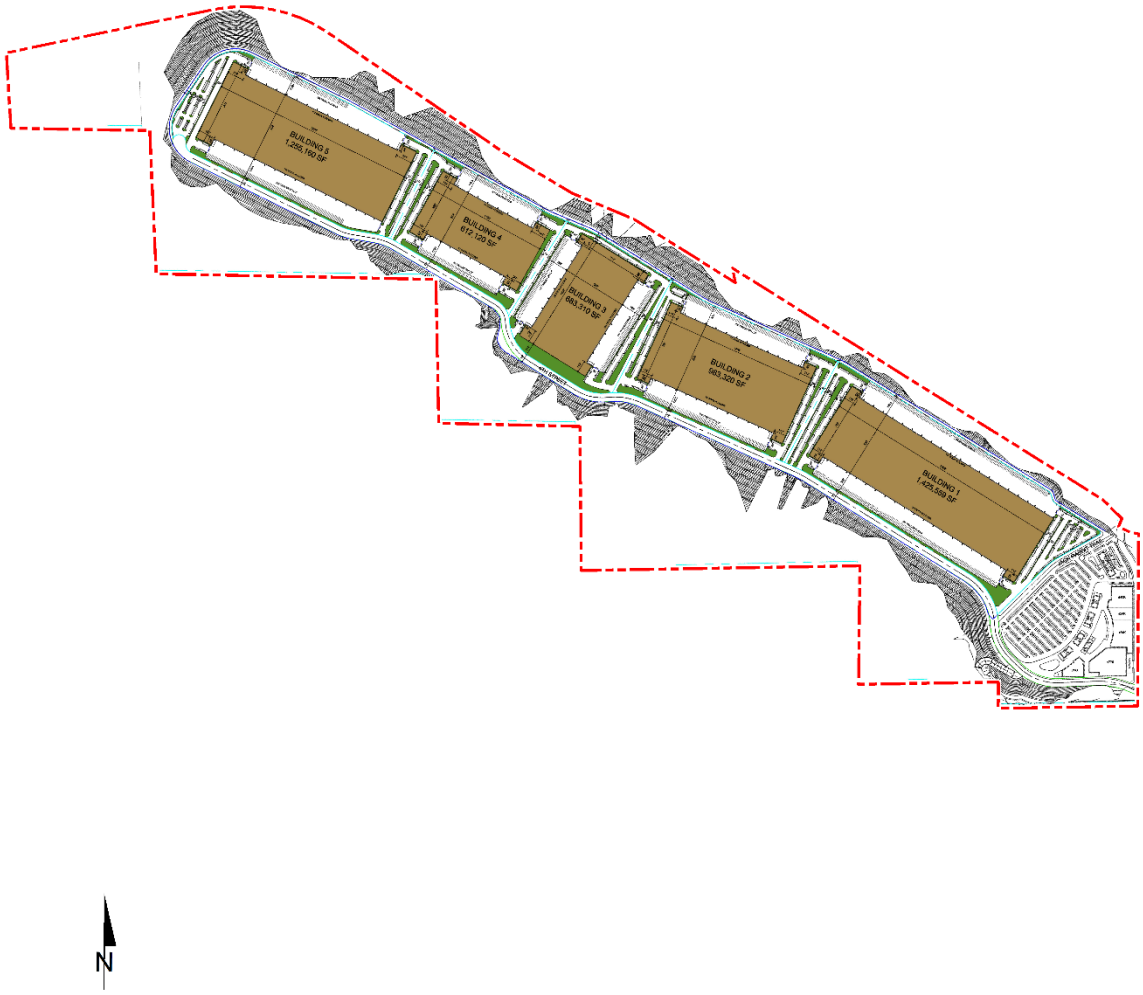


EXHIBIT 1-B: SITE PLAN



2 EXISTING CONDITIONS

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

2.1 OVERVIEW

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

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

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

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

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

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

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

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

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

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

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

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

- California was the seventh-largest producer of crude oil among the 50 states in 2019, and, as of January 2020, it ranked third in oil refining capacity. Foreign suppliers, led by Saudi Arabia, Iraq, Ecuador, and Colombia, provided more than half of the crude oil refined in California in 2019.

- California is the largest consumer of both jet fuel and motor gasoline among the 50 states and accounted for 17% of the nation's jet fuel consumption and 11% of motor gasoline consumption in 2019. The state is the second-largest consumer of all petroleum products combined, accounting for 10% of the U.S. total.

- In 2018, California's energy consumption was the second highest among the states, but its per capita energy consumption was the fourth-lowest due in part to its mild climate and its energy efficiency programs.

- In 2019, California was the nation's top producer of electricity from solar, geothermal, and biomass energy and the state was second in the nation in conventional hydroelectric power generation.

- In 2019, California was the fourth largest electricity producer in the nation, but the state was also the nation's largest importer of electricity and received about 28% of its electricity supply from generating facilities outside of California, including imports from Mexico.

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

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

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

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

2.2 ELECTRICITY

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

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

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

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

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

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

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

TABLE 2-2: SCE 2019 POWER CONTENT MIX

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

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

2.3 NATURAL GAS

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

> *"The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from Pacific Gas and Electric (PG&E), Southern California Gas (SoCalGas), San Diego Gas & Electric (SDG&E), Southwest Gas, and several smaller natural gas utilities. The CPUC also regulates independent storage operators: Lodi Gas Storage, Wild Goose Storage, Central Valley Storage and Gill Ranch Storage.*
>
> *California's natural gas utilities provide service to over 11 million gas meters. SoCalGas and PG&E provide service to about 5.9 million and 4.3 million customers, respectively, while SDG&E provides service to over 800, 000 customers. In 2018, California gas utilities*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 2.2 – NATURAL GAS CONSUMPTION IN SCG SERVICE AREA IN 2018[A, B]

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

Notes:
[a] Source: CEC 2020
[b] all numbers in millions of therms and rounded to the nearest whole number

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

2.4 TRANSPORTATION ENERGY RESOURCES

The Project would generate additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. In February 2021, the Department of Motor Vehicles (DMV) identified 35.8 million registered vehicles in California (18), and those vehicles consume an estimated 17.5 billion gallons of fuel each year1. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the Project patrons and employees via commercial outlets.

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

*FILENAME * MERGEFORM*

[1] Fuel consumptions estimated utilizing information from EMFAC2017.

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3 REGULATORY BACKGROUND

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

3.1 FEDERAL REGULATIONS

3.1.1 INTERMODAL SURFACE TRANSPORTATION EFFICIENCY ACT OF 1991 (ISTEA)

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

3.1.2 THE TRANSPORTATION EQUITY ACT FOR THE 21ST CENTURY (TEA-21)`

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

3.2 CALIFORNIA REGULATIONS

3.2.1 INTEGRATED ENERGY POLICY REPORT (IEPR)

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

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

3.2.2 STATE OF CALIFORNIA ENERGY PLAN

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

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

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

3.2.4 AB 1493 PAVLEY REGULATIONS AND FUEL EFFICIENCY STANDARDS

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

3.2.5 CALIFORNIA'S RENEWABLE PORTFOLIO STANDARD (RPS)

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

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

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

3.2.6 REGIONAL REGULATIONS

SCAG'S 2020-2045 RTP/SCS (CONNECT SOCAL)

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

COUNTY OF RIVERSIDE CAP

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

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

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

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

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

COUNTY OF RIVERSIDE GENERAL PLAN

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

AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

AQ 20.10 Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.

AQ 20.11 Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.

AQ 20.18 Encourage the installation of solar panels and other energy efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).

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

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4 PROJECT ENERGY DEMANDS AND ENERGY EFFICIENCY MEASURES

4.1 EVALUATION CRITERIA

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

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

4.2 METHODOLOGY

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

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

4.2.1 CALEEMOD

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

4.2.2 EMISSION FACTORS MODEL

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

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

4.3 CONSTRUCTION ENERGY DEMANDS

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

4.3.1 CONSTRUCTION POWER COST

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

CONSTRUCTION DURATION

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

TABLE 4-1: CONSTRUCTION DURATION

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

PROJECT CONSTRUCTION POWER COST

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

TABLE 4-2: CONSTRUCTION ELECTRICTIY COST

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

4.3.2 CONSTRUCTION ELECTRICITY USAGE

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

PROJECT CONSTRUCTION ELECTRICITY USAGE

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

TABLE 4-3: CONSTRUCTION ELECTRICITY USAGE

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

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

4.3.3 CONSTRUCTION EQUIPMENT FUEL ESTIMATES

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

CONSTRUCTION EQUIPMENT

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

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

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

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

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

PROJECT CONSTRUCTION EQUIPMENT FUEL CONSUMPTION

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

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

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

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

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

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

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

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

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

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

Phase	Area	Construction Activity	Duration (Days)	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption
Phase 3	Commercial Buildings	Building Construction	130	Cranes	231	2	8	0.29	1,072	7,532
				Crawler Tractors	212	6	8	0.43	4,376	30,748
				Forklifts	89	6	8	0.20	854	6,004
				Generator Sets	84	2	8	0.74	995	6,989
				Welders	46	2	8	0.45	331	2,327
		Paving	30	Pavers	130	2	8	0.42	874	1,417
				Paving Equipment	132	2	8	0.36	760	1,233
				Rollers	80	2	8	0.38	486	789
		Architectural Coating	60	Air Compressors	78	1	8	0.48	300	971
PHASE 3 CONSTRUCTION FUEL DEMAND (GALLONS DIESEL FUEL)										***755,694***
TOTAL CONSTRUCTION FUEL DEMAND (GALLONS DIESEL FUEL)										***1,942,071***

4.3.3 CONSTRUCTION TRIPS AND VMT

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

TABLE 4-6: CONSTRUCTION TRIPS AND VMT

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

4.3.4 CONSTRUCTION WORKER FUEL ESTIMATES

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

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

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[3] 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.

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

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

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

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

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

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

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

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

[1] The average fuel economy for each vehicle class is based on EMFAC 2017 fuel consumption.

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

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

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

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

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

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

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

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

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

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

4.3.5 CONSTRUCTION VENDOR AND HAULING FUEL ESTIMATES

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

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

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

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

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

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

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

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

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

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

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

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

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

4.3.6 CONSTRUCTION ENERGY EFFICIENCY/CONSERVATION MEASURES

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

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

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

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

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

4.4 OPERATIONAL ENERGY DEMANDS

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

4.4.1 TRANSPORTATION FUEL DEMANDS

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

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

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

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

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

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

4.4.2 FACILITY ENERGY DEMANDS

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

TABLE 4-13: PROJECT ANNUAL NATURAL GAS DEMAND SUMMARY

Phase	Area	Land Use	Demand
Natural Gas Demand (kBTU/year)			
Phase 1	Industrial Building 1	Industrial	7,744,170
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	0
		PHASE 1 NATURAL GAS DEMAND	***7,744,170***
Natural Gas Demand (kBTU/year)			
Phase 2	Industrial Buildings 2 & 3	Industrial	30,182,000
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	0
		PHASE 2 NATURAL GAS DEMAND	***30,182,000***
Phase 3	Industrial Buildings 4 & 5	Industrial	30,185,000
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	0
	Commercial Buildings	Commercial	23,672,582
		Other Asphalt Surfaces	0
		PHASE 3 NATURAL GAS DEMAND	***53,857,582***

kBTU – kilo-British Thermal Units

TABLE 4-14: PROJECT ANNUAL ELECTRICITY DEMAND SUMMARY

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

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

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

4.4.3 OPERATIONAL ENERGY EFFICIENCY/CONSERVATION MEASURES

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

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

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

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

*FILENAME * MERGEFORM*

[5] The minimum requirement is 20%, this does not get any points.

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

ENHANCED VEHICLE FUEL EFFICIENCIES

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

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

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

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

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

4.5 SUMMARY

4.5.1 CONSTRUCTION ENERGY DEMANDS

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

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

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

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

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

4.5.2 Operational Energy Demands

Transportation Energy Demands

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

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

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

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

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

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

FACILITY ENERGY DEMANDS

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

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

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

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5 CONCLUSIONS

5.1 ENERGY IMPACT 1

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

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

5.2 ENERGY IMPACT 2

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

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

CONSISTENCY WITH ISTEA

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

CONSISTENCY WITH TEA-21

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

CONSISTENCY WITH IEPR

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

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

CONSISTENCY WITH STATE OF CALIFORNIA ENERGY PLAN

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

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

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

CONSISTENCY WITH AB 1493

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

CONSISTENCY WITH RPS

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

CONSISTENCY WITH SB 350

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

CONSISTENCY WITH SCAG RTP/SCS

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

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

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

RIVERSIDE COUNTY CAP CONSISTENCY

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

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

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

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

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

*FILENAME * MERGEFORM*

[6] The minimum requirement is 20%, this does not get any points.

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

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

COUNTY OF RIVERSIDE GENERAL PLAN

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

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

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

*FILENAME * MERGEFORM*

[7] The Project is anticipated to include 15 EV charging stations. Per the Screening Tables, each station is 8 points.

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

CITY OF BEAUMONT

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

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

General Plan Policy		Consistency
8.1.1	Promote, and incentivize when possible, energy efficiency upgrades, such as weatherization and lighting retrofits for qualified households.	No Conflict/Not Applicable
8.1.2	Increase educational and outreach efforts to residential, commercial, and institutional building owners to increase awareness of Southern California Edison programs and incentives to improve energy efficiency in existing buildings.	No Conflict/Not Applicable
8.1.3	Support and implement third party programs and financing sources, such as PACE or HERO programs, to install energy efficiency upgrades in existing buildings. Provide incentives for households to improve resource efficiency, such as rebate programs, and giveaways of items such as low-flow shower heads and electrical outlet insulation.	No Conflict/Not Applicable
8.1.4	Partner with local residential and business associations to create a policy requiring energy disclosure, audits, and/or upgrades at time of sale of residential and commercial properties.	No Conflict/Not Applicable
8.1.5	Encourage new development to reduce building energy use by adopting passive solar techniques and heat island reduction strategies: • Maximizing interior daylighting. • Using cool exterior siding, cool roofing, and paving materials with relatively high solar reflectivity to reduce solar heat gain. • Planting shade trees on south- and west-facing sides of new buildings to reduce energy loads. • • Installing water efficient vegetative cover and planting, substantial tree canopy coverage.	Consistent. The Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project's energy consumption would be from solar. Further, the Project would implement streetscape landscaping with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers.
8.1.6	When reviewing development proposals,	Consistent. The Project shall implement the

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

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

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7 CERTIFICATIONS

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

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EDUCATION

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

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

PROFESSIONAL AFFILIATIONS

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

PROFESSIONAL CERTIFICATIONS

Planned Communities and Urban Infill – Urban Land Institute • June 2011
Indoor Air Quality and Industrial Hygiene – EMSL Analytical • April 2008
Principles of Ambient Air Monitoring – California Air Resources Board • August 2007
AB2588 Regulatory Standards – Trinity Consultants • November 2006
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APPENDIX 4.1:

CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS

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

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	181.53	Acre	181.53	7,907,446.80	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

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

Land Use -

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

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

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

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

Fleet Mix - Construction run only

Area Coating -

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

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

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

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.7243	7.9214	5.1486	0.0127	4.3930	0.3123	4.7053	0.7125	0.2873	0.9998	0.0000	1,116.5294	1,116.5294	0.3543	6.3000e-004	1,125.5761
2023	0.2519	2.6531	1.8345	4.7100e-003	4.0436	0.1047	4.1483	0.5256	0.0963	0.6219	0.0000	414.3990	414.3990	0.1316	2.2000e-004	417.7525
Maximum	**0.7243**	**7.9214**	**5.1486**	**0.0127**	**4.3930**	**0.3123**	**4.7053**	**0.7125**	**0.2873**	**0.9998**	**0.0000**	**1,116.5294**	**1,116.5294**	**0.3543**	**6.3000e-004**	**1,125.5761**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.3149	5.9181	6.8156	0.0127	1.7309	0.2266	1.9574	0.2825	0.2266	0.5091	0.0000	1,116.5281	1,116.5281	0.3543	6.3000e-004	1,125.5748
2023	0.1167	2.1978	2.5289	4.7100e-003	1.5835	0.0842	1.6677	0.2067	0.0842	0.2909	0.0000	414.3985	414.3985	0.1316	2.2000e-004	417.7520
Maximum	**0.3149**	**5.9181**	**6.8156**	**0.0127**	**1.7309**	**0.2266**	**1.9574**	**0.2825**	**0.2266**	**0.5091**	**0.0000**	**1,116.5281**	**1,116.5281**	**0.3543**	**6.3000e-004**	**1,125.5748**

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

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

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Acres of Grading (Grading Phase): 7200

Acres of Paving: 181.53

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

3.2 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.3641	0.0000	4.3641	0.7048	0.0000	0.7048	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.7151	7.9142	5.0592	0.0125		0.3122	0.3122		0.2872	0.2872	0.0000	1,093.7151	1,093.7151	0.3537	0.0000	1,102.5583
Total	**0.7151**	**7.9142**	**5.0592**	**0.0125**	**4.3641**	**0.3122**	**4.6763**	**0.7048**	**0.2872**	**0.9920**	**0.0000**	**1,093.7151**	**1,093.7151**	**0.3537**	**0.0000**	**1,102.5583**

Unmitigated Construction Off-Site

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

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

3.2 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7020	0.0000	1.7020	0.2749	0.0000	0.2749	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3057	5.9109	6.7262	0.0125		0.2264	0.2264		0.2264	0.2264	0.0000	1,093.7138	1,093.7138	0.3537	0.0000	1,102.5570
Total	**0.3057**	**5.9109**	**6.7262**	**0.0125**	**1.7020**	**0.2264**	**1.9284**	**0.2749**	**0.2264**	**0.5013**	**0.0000**	**1,093.7138**	**1,093.7138**	**0.3537**	**0.0000**	**1,102.5570**

Mitigated Construction Off-Site

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

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

3.2 Grading - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5728	0.0000	1.5728	0.2039	0.0000	0.2039	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1136	2.1955	2.4983	4.6200e-003		0.0841	0.0841		0.0841	0.0841	0.0000	406.1468	406.1468	0.1314	0.0000	409.4307
Total	**0.1136**	**2.1955**	**2.4983**	**4.6200e-003**	**1.5728**	**0.0841**	**1.6569**	**0.2039**	**0.0841**	**0.2880**	**0.0000**	**406.1468**	**406.1468**	**0.1314**	**0.0000**	**409.4307**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Unmitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet])

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	181.53	Acre	181.53	7,907,446.80	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

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

Land Use -

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

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

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

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

Fleet Mix - Construction run only

Area Coating -

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

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

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

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

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

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, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.7060	7.7654	4.8578	0.0122	4.3910	0.3048	4.6958	0.7120	0.2804	0.9924	0.0000	1,075.3179	1,075.3179	0.3415	5.9000e-004	1,084.0301
2023	0.2455	2.6026	1.7265	4.5400e-003	4.0429	0.1022	4.1451	0.5254	0.0940	0.6194	0.0000	399.1040	399.1040	0.1268	2.0000e-004	402.3336
Maximum	**0.7060**	**7.7654**	**4.8578**	**0.0122**	**4.3910**	**0.3048**	**4.6958**	**0.7120**	**0.2804**	**0.9924**	**0.0000**	**1,075.3179**	**1,075.3179**	**0.3415**	**5.9000e-004**	**1,084.0301**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1559	0.6450	5.4848	0.0122	1.7289	0.0198	1.7487	0.2820	0.0198	0.3018	0.0000	1,075.3167	1,075.3167	0.3415	5.9000e-004	1,084.0289
2023	0.0577	0.2393	2.0348	4.5400e-003	1.5828	7.3400e-003	1.5902	0.2065	7.3400e-003	0.2139	0.0000	399.1035	399.1035	0.1268	2.0000e-004	402.3332
Maximum	**0.1559**	**0.6450**	**5.4848**	**0.0122**	**1.7289**	**0.0198**	**1.7487**	**0.2820**	**0.0198**	**0.3018**	**0.0000**	**1,075.3167**	**1,075.3167**	**0.3415**	**5.9000e-004**	**1,084.0289**

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

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

	ROG	NOx	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	**77.56**	**91.47**	**-14.20**	**0.00**	**60.73**	**93.34**	**62.23**	**60.52**	**92.76**	**68.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

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

Acres of Grading (Grading Phase): 7200

Acres of Paving: 181.53

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	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	tons/yr										MT/yr					
Fugitive Dust					4.3641	0.0000	4.3641	0.7048	0.0000	0.7048	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.6974	7.7588	4.7744	0.0120		0.3047	0.3047		0.2803	0.2803	0.0000	1,054.0246	1,054.0246	0.3409	0.0000	1,062.5469
Total	**0.6974**	**7.7588**	**4.7744**	**0.0120**	**4.3641**	**0.3047**	**4.6688**	**0.7048**	**0.2803**	**0.9851**	**0.0000**	**1,054.0246**	**1,054.0246**	**0.3409**	**0.0000**	**1,062.5469**

Unmitigated Construction Off-Site

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

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

3.2 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7020	0.0000	1.7020	0.2749	0.0000	0.2749	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1473	0.6383	5.4013	0.0120		0.0196	0.0196		0.0196	0.0196	0.0000	1,054.0233	1,054.0233	0.3409	0.0000	1,062.5456
Total	**0.1473**	**0.6383**	**5.4013**	**0.0120**	**1.7020**	**0.0196**	**1.7216**	**0.2749**	**0.0196**	**0.2945**	**0.0000**	**1,054.0233**	**1,054.0233**	**0.3409**	**0.0000**	**1,062.5456**

Mitigated Construction Off-Site

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

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

3.2 Grading - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5728	0.0000	1.5728	0.2039	0.0000	0.2039	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0547	0.2371	2.0062	4.4600e-003		7.3000e-003	7.3000e-003		7.3000e-003	7.3000e-003	0.0000	391.4019	391.4019	0.1266	0.0000	394.5666
Total	**0.0547**	**0.2371**	**2.0062**	**4.4600e-003**	**1.5728**	**7.3000e-003**	**1.5801**	**0.2039**	**7.3000e-003**	**0.2112**	**0.0000**	**391.4019**	**391.4019**	**0.1266**	**0.0000**	**394.5666**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Unmitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,379.19	1000sqft	31.66	1,379,191.00	0
Other Asphalt Surfaces	1,072.46	1000sqft	24.62	1,072,458.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Construction anticipated to end in 2023

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

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

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

Off-road Equipment -

Grading -

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

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

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

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

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

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

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

tblConstructionPhase	NumDays	1,110.00	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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.4317	3.3002	3.5141	0.0121	0.7222	0.1115	0.8337	0.1948	0.1045	0.2993	0.0000	1,113.2593	1,113.2593	0.0901	0.0673	1,135.5618
2023	2.1494	9.2622	12.1456	0.0401	2.5219	0.3193	2.8412	0.6787	0.2990	0.9777	0.0000	3,690.3260	3,690.3260	0.3143	0.1985	3,757.3403
Maximum	**2.1494**	**9.2622**	**12.1456**	**0.0401**	**2.5219**	**0.3193**	**2.8412**	**0.6787**	**0.2990**	**0.9777**	**0.0000**	**3,690.3260**	**3,690.3260**	**0.3143**	**0.1985**	**3,757.3403**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2605	1.3174	3.8510	0.0121	0.7222	0.0208	0.7430	0.1948	0.0200	0.2148	0.0000	1,113.2589	1,113.2589	0.0901	0.0673	1,135.5615
2023	1.6258	3.4298	13.4001	0.0401	2.5219	0.0459	2.5678	0.6787	0.0444	0.7231	0.0000	3,690.3248	3,690.3248	0.3143	0.1985	3,757.3391
Maximum	**1.6258**	**3.4298**	**13.4001**	**0.0401**	**2.5219**	**0.0459**	**2.5678**	**0.6787**	**0.0444**	**0.7231**	**0.0000**	**3,690.3248**	**3,690.3248**	**0.3143**	**0.1985**	**3,757.3391**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**26.92**	**62.21**	**-10.16**	**0.00**	**0.00**	**84.51**	**9.91**	**0.00**	**84.05**	**26.55**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 35.77

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

OffRoad Equipment

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

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

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

Water Exposed Area

3.2 Building Construction - 2022

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.2 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0396	0.2426	1.7095	3.2400e-003		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003	0.0000	280.3180	280.3180	0.0738	0.0000	282.1619
Total	**0.0396**	**0.2426**	**1.7095**	**3.2400e-003**		**5.0300e-003**	**5.0300e-003**		**5.0300e-003**	**5.0300e-003**	**0.0000**	**280.3180**	**280.3180**	**0.0738**	**0.0000**	**282.1619**

Mitigated Construction Off-Site

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

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

3.2 Building Construction - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.2 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1184	0.7249	5.1088	9.6700e-003		0.0150	0.0150		0.0150	0.0150	0.0000	837.1937	837.1937	0.2192	0.0000	842.6741
Total	**0.1184**	**0.7249**	**5.1088**	**9.6700e-003**		**0.0150**	**0.0150**		**0.0150**	**0.0150**	**0.0000**	**837.1937**	**837.1937**	**0.2192**	**0.0000**	**842.6741**

Mitigated Construction Off-Site

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

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

3.3 Paving - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.3 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0182	0.0790	1.1242	1.4800e-003		2.4300e-003	2.4300e-003		2.4300e-003	2.4300e-003	0.0000	130.1745	130.1745	0.0421	0.0000	131.2270
Paving	0.0418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0600**	**0.0790**	**1.1242**	**1.4800e-003**		**2.4300e-003**	**2.4300e-003**		**2.4300e-003**	**2.4300e-003**	**0.0000**	**130.1745**	**130.1745**	**0.0421**	**0.0000**	**131.2270**

Mitigated Construction Off-Site

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

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

3.4 Architectural Coating - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.4 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7476					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8600e-003	0.0167	0.2382	3.9000e-004		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.7515**	**0.0167**	**0.2382**	**3.9000e-004**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other 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

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

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

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

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

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

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Unmitigated	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6609					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	5.0844					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4700e-003	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**		**1.3000e-004**	**1.3000e-004**		**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6609					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	5.0844					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4700e-003	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**		**1.3000e-004**	**1.3000e-004**		**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Category/Year

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	99.62	Acre	99.62	4,339,447.20	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.5890	6.2042	4.2898	0.0110	4.7092	0.2447	4.9539	0.7151	0.2252	0.9402	0.0000	969.0561	969.0561	0.3077	5.1000e-004	976.8981
2024	0.4232	4.3006	3.1137	8.1800e-003	4.5853	0.1709	4.7562	0.6488	0.1572	0.8060	0.0000	719.7314	719.7314	0.2286	3.5000e-004	725.5497
Maximum	**0.5890**	**6.2042**	**4.2898**	**0.0110**	**4.7092**	**0.2447**	**4.9539**	**0.7151**	**0.2252**	**0.9402**	**0.0000**	**969.0561**	**969.0561**	**0.3077**	**5.1000e-004**	**976.8981**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2730	5.1395	5.9138	0.0110	1.8519	0.1968	2.0486	0.2829	0.1968	0.4797	0.0000	969.0550	969.0550	0.3077	5.1000e-004	976.8969
2024	0.2026	3.8204	4.3931	8.1800e-003	1.7996	0.1463	1.9459	0.2561	0.1463	0.4023	0.0000	719.7305	719.7305	0.2286	3.5000e-004	725.5488
Maximum	**0.2730**	**5.1395**	**5.9138**	**0.0110**	**1.8519**	**0.1968**	**2.0486**	**0.2829**	**0.1968**	**0.4797**	**0.0000**	**969.0550**	**969.0550**	**0.3077**	**5.1000e-004**	**976.8969**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**53.02**	**14.71**	**-39.22**	**0.00**	**60.71**	**17.45**	**58.86**	**60.48**	**10.28**	**49.49**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

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Acres of Grading (Grading Phase): 7950

Acres of Paving: 99.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Crawler Tractors	2	8.00	212	0.43

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

3.2 Grading - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8268	0.0000	1.8268	0.2763	0.0000	0.2763	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2656	5.1340	5.8422	0.0108		0.1967	0.1967		0.1967	0.1967	0.0000	949.7586	949.7586	0.3072	0.0000	957.4379
Total	**0.2656**	**5.1340**	**5.8422**	**0.0108**	**1.8268**	**0.1967**	**2.0235**	**0.2763**	**0.1967**	**0.4730**	**0.0000**	**949.7586**	**949.7586**	**0.3072**	**0.0000**	**957.4379**

Mitigated Construction Off-Site

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

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

3.2 Grading - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7810	0.0000	1.7810	0.2511	0.0000	0.2511	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1974	3.8168	4.3432	8.0300e-003		0.1462	0.1462		0.1462	0.1462	0.0000	705.7289	705.7289	0.2283	0.0000	711.4351
Total	**0.1974**	**3.8168**	**4.3432**	**8.0300e-003**	**1.7810**	**0.1462**	**1.9272**	**0.2511**	**0.1462**	**0.3973**	**0.0000**	**705.7289**	**705.7289**	**0.2283**	**0.0000**	**711.4351**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

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5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Unmitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	99.62	Acre	99.62	4,339,447.20	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.5742	6.0861	4.0375	0.0106	4.7075	0.2390	4.9464	0.7146	0.2198	0.9345	0.0000	933.2894	933.2894	0.2965	4.7000e-004	940.8417
2024	0.4126	4.2211	2.9259	7.8800e-003	4.5840	0.1670	4.7510	0.6485	0.1536	0.8021	0.0000	693.1564	693.1564	0.2203	3.3000e-004	698.7599
Maximum	**0.5742**	**6.0861**	**4.0375**	**0.0106**	**4.7075**	**0.2390**	**4.9464**	**0.7146**	**0.2198**	**0.9345**	**0.0000**	**933.2894**	**933.2894**	**0.2965**	**4.7000e-004**	**940.8417**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1349	0.5596	4.7582	0.0106	1.8502	0.0172	1.8674	0.2825	0.0172	0.2997	0.0000	933.2883	933.2883	0.2965	4.7000e-004	940.8406
2024	0.0999	0.4156	3.5342	7.8800e-003	1.7984	0.0128	1.8112	0.2557	0.0128	0.2685	0.0000	693.1556	693.1556	0.2203	3.3000e-004	698.7591
Maximum	**0.1349**	**0.5596**	**4.7582**	**0.0106**	**1.8502**	**0.0172**	**1.8674**	**0.2825**	**0.0172**	**0.2997**	**0.0000**	**933.2883**	**933.2883**	**0.2965**	**4.7000e-004**	**940.8406**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**76.21**	**90.54**	**-19.09**	**0.00**	**60.73**	**92.63**	**62.07**	**60.52**	**91.99**	**67.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

2.2 Overall Operational

Unmitigated Operational

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

2.2 Overall Operational

Mitigated Operational

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

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

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

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

Acres of Grading (Grading Phase): 7950

Acres of Paving: 99.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Crawler Tractors	2	8.00	212	0.43

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

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

3.2 Grading - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8268	0.0000	1.8268	0.2763	0.0000	0.2763	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1280	0.5544	4.6914	0.0104		0.0171	0.0171		0.0171	0.0171	0.0000	915.2783	915.2783	0.2960	0.0000	922.6788
Total	**0.1280**	**0.5544**	**4.6914**	**0.0104**	**1.8268**	**0.0171**	**1.8439**	**0.2763**	**0.0171**	**0.2933**	**0.0000**	**915.2783**	**915.2783**	**0.2960**	**0.0000**	**922.6788**

Mitigated Construction Off-Site

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

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

3.2 Grading - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7810	0.0000	1.7810	0.2511	0.0000	0.2511	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.4122	3.4877	7.7400e-003		0.0127	0.0127		0.0127	0.0127	0.0000	680.0874	680.0874	0.2200	0.0000	685.5862
Total	**0.0951**	**0.4122**	**3.4877**	**7.7400e-003**	**1.7810**	**0.0127**	**1.7937**	**0.2511**	**0.0127**	**0.2638**	**0.0000**	**680.0874**	**680.0874**	**0.2200**	**0.0000**	**685.5862**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Unmitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,676.86	1000sqft	38.50	1,676,864.00	0
Other Asphalt Surfaces	1,303.93	1000sqft	29.93	1,303,929.00	0
Other Non-Asphalt Surfaces	311.09	1000sqft	7.14	311,088.00	0
Parking Lot	356.87	1000sqft	8.19	356,871.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	**CH4 Intensity (lb/MWhr)**	0.026	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Construction anticipated to end in 2025

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

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

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

Off-road Equipment -

Grading -

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

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

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

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

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

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

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

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.4847	3.5552	4.0569	0.0146	0.8865	0.1179	1.0044	0.2391	0.1100	0.3492	0.0000	1,346.0388	1,346.0388	0.1162	0.0786	1,372.3636
2024	1.9610	10.4946	13.2264	0.0473	3.0960	0.3390	3.4350	0.8335	0.3168	1.1503	0.0000	4,377.0435	4,377.0435	0.3588	0.2404	4,457.6429
2025	2.0714	10.5466	14.5926	0.0496	3.1498	0.3463	3.4961	0.8477	0.3230	1.1707	0.0000	4,590.8684	4,590.8684	0.4341	0.2336	4,671.3343
Maximum	**2.0714**	**10.5466**	**14.5926**	**0.0496**	**3.1498**	**0.3463**	**3.4961**	**0.8477**	**0.3230**	**1.1707**	**0.0000**	**4,590.8684**	**4,590.8684**	**0.4341**	**0.2404**	**4,671.3343**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2919	1.3277	4.5347	0.0146	0.8865	0.0172	0.9037	0.2391	0.0166	0.2558	0.0000	1,346.0384	1,346.0384	0.1162	0.0786	1,372.3632
2024	1.3917	4.0895	14.7493	0.0473	3.0960	0.0543	3.1502	0.8335	0.0524	0.8859	0.0000	4,377.0422	4,377.0422	0.3588	0.2404	4,457.6416
2025	1.4913	4.1639	16.5569	0.0496	3.1498	0.0585	3.2083	0.8477	0.0566	0.9044	0.0000	4,590.8668	4,590.8668	0.4341	0.2336	4,671.3327
Maximum	**1.4913**	**4.1639**	**16.5569**	**0.0496**	**3.1498**	**0.0585**	**3.2083**	**0.8477**	**0.0566**	**0.9044**	**0.0000**	**4,590.8668**	**4,590.8668**	**0.4341**	**0.2404**	**4,671.3327**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**29.71**	**61.05**	**-12.44**	**0.00**	**0.00**	**83.81**	**8.48**	**0.00**	**83.24**	**23.38**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 45.26

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

OffRoad Equipment

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

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

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

Water Exposed Area

3.2 Building Construction - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0502	0.2877	2.1154	4.1000e-003		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	355.8696	355.8696	0.0980	0.0000	358.3207
Total	**0.0502**	**0.2877**	**2.1154**	**4.1000e-003**		**6.4500e-003**	**6.4500e-003**		**6.4500e-003**	**6.4500e-003**	**0.0000**	**355.8696**	**355.8696**	**0.0980**	**0.0000**	**358.3207**

Mitigated Construction Off-Site

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

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

3.2 Building Construction - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1530	0.8764	6.4447	0.0125		0.0196	0.0196		0.0196	0.0196	0.0000	1,084.4736	1,084.4736	0.2979	0.0000	1,091.9217
Total	**0.1530**	**0.8764**	**6.4447**	**0.0125**		**0.0196**	**0.0196**		**0.0196**	**0.0196**	**0.0000**	**1,084.4736**	**1,084.4736**	**0.2979**	**0.0000**	**1,091.9217**

Mitigated Construction Off-Site

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

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

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.6293	6.1654	4.7969	0.0124		0.2519	0.2519		0.2345	0.2345	0.0000	1,080.0231	1,080.0231	0.2958	0.0000	1,087.4187
Total	**0.6293**	**6.1654**	**4.7969**	**0.0124**		**0.2519**	**0.2519**		**0.2345**	**0.2345**	**0.0000**	**1,080.0231**	**1,080.0231**	**0.2958**	**0.0000**	**1,087.4187**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0822	2.6537	1.0421	0.0132	0.4930	0.0221	0.5151	0.1422	0.0211	0.1634	0.0000	1,270.0027	1,270.0027	0.0143	0.1871	1,326.1209
Worker	0.5672	0.3838	5.4847	0.0171	2.1974	9.5300e-003	2.2070	0.5835	8.7700e-003	0.5923	0.0000	1,611.3391	1,611.3391	0.0342	0.0384	1,623.6500
Total	**0.6493**	**3.0375**	**6.5268**	**0.0302**	**2.6904**	**0.0316**	**2.7221**	**0.7258**	**0.0299**	**0.7557**	**0.0000**	**2,881.3418**	**2,881.3418**	**0.0484**	**0.2256**	**2,949.7709**

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

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

3.2 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1524	0.8730	6.4201	0.0124		0.0196	0.0196		0.0196	0.0196	0.0000	1,080.0219	1,080.0219	0.2958	0.0000	1,087.4174
Total	**0.1524**	**0.8730**	**6.4201**	**0.0124**		**0.0196**	**0.0196**		**0.0196**	**0.0196**	**0.0000**	**1,080.0219**	**1,080.0219**	**0.2958**	**0.0000**	**1,087.4174**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0822	2.6537	1.0421	0.0132	0.4930	0.0221	0.5151	0.1422	0.0211	0.1634	0.0000	1,270.0027	1,270.0027	0.0143	0.1871	1,326.1209
Worker	0.5672	0.3838	5.4847	0.0171	2.1974	9.5300e-003	2.2070	0.5835	8.7700e-003	0.5923	0.0000	1,611.3391	1,611.3391	0.0342	0.0384	1,623.6500
Total	**0.6493**	**3.0375**	**6.5268**	**0.0302**	**2.6904**	**0.0316**	**2.7221**	**0.7258**	**0.0299**	**0.7557**	**0.0000**	**2,881.3418**	**2,881.3418**	**0.0484**	**0.2256**	**2,949.7709**

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

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

3.3 Paving - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.3 Paving - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0348	0.1507	2.1447	2.8300e-003		4.6400e-003	4.6400e-003		4.6400e-003	4.6400e-003	0.0000	248.2385	248.2385	0.0803	0.0000	250.2456
Paving	0.0499					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0847**	**0.1507**	**2.1447**	**2.8300e-003**		**4.6400e-003**	**4.6400e-003**		**4.6400e-003**	**4.6400e-003**	**0.0000**	**248.2385**	**248.2385**	**0.0803**	**0.0000**	**250.2456**

Mitigated Construction Off-Site

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

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

3.4 Architectural Coating - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.4 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6600e-003	0.0202	0.2871	4.7000e-004		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	40.0009	40.0009	2.2500e-003	0.0000	40.0572
Total	**0.4379**	**0.0202**	**0.2871**	**4.7000e-004**		**6.2000e-004**	**6.2000e-004**		**6.2000e-004**	**6.2000e-004**	**0.0000**	**40.0009**	**40.0009**	**2.2500e-003**	**0.0000**	**40.0572**

Mitigated Construction Off-Site

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

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

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.4 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4811					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1700e-003	0.0224	0.3188	5.2000e-004		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004	0.0000	44.4266	44.4266	2.4200e-003	0.0000	44.4872
Total	**0.4863**	**0.0224**	**0.3188**	**5.2000e-004**		**6.9000e-004**	**6.9000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**44.4266**	**44.4266**	**2.4200e-003**	**0.0000**	**44.4872**

Mitigated Construction Off-Site

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

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

	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

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

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

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

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

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

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Unmitigated	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.8046					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.2800e-003	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.8046					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.2800e-003	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Category/Year

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	74.35	Acre	74.35	3,238,686.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	**CH4 Intensity (lb/MWhr)**	0.026	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

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

Land Use -

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

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

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

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

Area Coating -

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

Fleet Mix - Construction run only

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.5692	5.7849	4.1883	0.0110	2.2427	0.2299	2.4726	0.4487	0.2115	0.6602	0.0000	968.1342	968.1342	0.3075	4.7000e-004	975.9606
2025	0.3930	3.7688	2.9822	8.5400e-003	2.1347	0.1491	2.2838	0.3910	0.1372	0.5281	0.0000	750.8136	750.8136	0.2385	3.4000e-004	756.8780
Maximum	**0.5692**	**5.7849**	**4.1883**	**0.0110**	**2.2427**	**0.2299**	**2.4726**	**0.4487**	**0.2115**	**0.6602**	**0.0000**	**968.1342**	**968.1342**	**0.3075**	**4.7000e-004**	**975.9606**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.2725	5.1389	5.9092	0.0110	0.8900	0.1968	1.0867	0.1791	0.1968	0.3758	0.0000	968.1331	968.1331	0.3075	4.7000e-004	975.9595
2025	0.2112	3.9890	4.5839	8.5400e-003	0.8444	0.1528	0.9972	0.1556	0.1528	0.3084	0.0000	750.8127	750.8127	0.2385	3.4000e-004	756.8771
Maximum	**0.2725**	**5.1389**	**5.9092**	**0.0110**	**0.8900**	**0.1968**	**1.0867**	**0.1791**	**0.1968**	**0.3758**	**0.0000**	**968.1331**	**968.1331**	**0.3075**	**4.7000e-004**	**975.9595**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**49.74**	**4.46**	**-46.34**	**0.00**	**60.38**	**7.76**	**56.19**	**60.14**	**-0.26**	**42.42**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

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

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

Acres of Grading (Grading Phase): 3300

Acres of Paving: 74.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

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

3.2 Grading - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8649	0.0000	0.8649	0.1724	0.0000	0.1724	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2656	5.1340	5.8422	0.0108		0.1967	0.1967		0.1967	0.1967	0.0000	949.2991	949.2991	0.3070	0.0000	956.9747
Total	**0.2656**	**5.1340**	**5.8422**	**0.0108**	**0.8649**	**0.1967**	**1.0616**	**0.1724**	**0.1967**	**0.3691**	**0.0000**	**949.2991**	**949.2991**	**0.3070**	**0.0000**	**956.9747**

Mitigated Construction Off-Site

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

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

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

3.2 Grading - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8250	0.0000	0.8250	0.1505	0.0000	0.1505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2062	3.9856	4.5354	8.3900e-003		0.1527	0.1527		0.1527	0.1527	0.0000	736.5471	736.5471	0.2382	0.0000	742.5025
Total	**0.2062**	**3.9856**	**4.5354**	**8.3900e-003**	**0.8250**	**0.1527**	**0.9776**	**0.1505**	**0.1527**	**0.3031**	**0.0000**	**736.5471**	**736.5471**	**0.2382**	**0.0000**	**742.5025**

Mitigated Construction Off-Site

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

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Unmitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	74.35	Acre	74.35	3,238,686.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	**CH4 Intensity (lb/MWhr)**	0.026	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

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

Land Use -

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

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

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

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

Area Coating -

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

Fleet Mix - Construction run only

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.5550	5.6779	3.9357	0.0106	2.2411	0.2246	2.4657	0.4483	0.2066	0.6549	0.0000	932.3873	932.3873	0.2963	4.4000e-004	939.9248
2025	0.3828	3.6965	2.7867	8.2200e-003	2.1335	0.1456	2.2790	0.3906	0.1339	0.5245	0.0000	723.0825	723.0825	0.2298	3.2000e-004	728.9231
Maximum	**0.5550**	**5.6779**	**3.9357**	**0.0106**	**2.2411**	**0.2246**	**2.4657**	**0.4483**	**0.2066**	**0.6549**	**0.0000**	**932.3873**	**932.3873**	**0.2963**	**4.4000e-004**	**939.9248**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.1344	0.5590	4.7540	0.0106	0.8883	0.0172	0.9054	0.1786	0.0172	0.1958	0.0000	932.3862	932.3862	0.2963	4.4000e-004	939.9237
2025	0.1040	0.4336	3.6874	8.2200e-003	0.8431	0.0133	0.8564	0.1553	0.0133	0.1686	0.0000	723.0817	723.0817	0.2298	3.2000e-004	728.9222
Maximum	**0.1344**	**0.5590**	**4.7540**	**0.0106**	**0.8883**	**0.0172**	**0.9054**	**0.1786**	**0.0172**	**0.1958**	**0.0000**	**932.3862**	**932.3862**	**0.2963**	**4.4000e-004**	**939.9237**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**74.58**	**89.41**	**-25.57**	**0.00**	**60.42**	**91.76**	**62.87**	**60.20**	**91.05**	**69.11**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

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

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

Acres of Grading (Grading Phase): 3300

Acres of Paving: 74.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

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

3.2 Grading - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8649	0.0000	0.8649	0.1724	0.0000	0.1724	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1280	0.5544	4.6914	0.0104		0.0171	0.0171		0.0171	0.0171	0.0000	914.8078	914.8078	0.2959	0.0000	922.2045
Total	**0.1280**	**0.5544**	**4.6914**	**0.0104**	**0.8649**	**0.0171**	**0.8820**	**0.1724**	**0.0171**	**0.1895**	**0.0000**	**914.8078**	**914.8078**	**0.2959**	**0.0000**	**922.2045**

Mitigated Construction Off-Site

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

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

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

3.2 Grading - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Grading - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8250	0.0000	0.8250	0.1505	0.0000	0.1505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0993	0.4304	3.6420	8.0800e-003		0.0132	0.0132		0.0132	0.0132	0.0000	709.7671	709.7671	0.2296	0.0000	715.5059
Total	**0.0993**	**0.4304**	**3.6420**	**8.0800e-003**	**0.8250**	**0.0132**	**0.8382**	**0.1505**	**0.0132**	**0.1637**	**0.0000**	**709.7671**	**709.7671**	**0.2296**	**0.0000**	**715.5059**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Unmitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,943.95	1000sqft	44.63	1,943,945.00	0
Parking Lot	399.06	1000sqft	9.16	399,057.00	0
Other Non-Asphalt Surfaces	283.73	1000sqft	6.51	283,733.00	0
Other Asphalt Surfaces	1,511.61	1000sqft	34.70	1,511,610.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

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

Water And Wastewater - Construction run only

Solid Waste - Construction run only

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

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

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

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.5522	4.1026	4.7115	0.0170	1.0173	0.1337	1.1510	0.2744	0.1250	0.3994	0.0000	1,563.8162	1,563.8162	0.1390	0.0877	1,593.4295
2025	2.2153	11.4047	14.7302	0.0531	3.3900	0.3602	3.7502	0.9130	0.3371	1.2501	0.0000	4,915.6156	4,915.6156	0.4246	0.2617	5,004.2129
2026	1.6067	7.5858	10.2316	0.0338	2.0872	0.2570	2.3443	0.5617	0.2399	0.8016	0.0000	3,126.5437	3,126.5437	0.3178	0.1501	3,179.2049
Maximum	**2.2153**	**11.4047**	**14.7302**	**0.0531**	**3.3900**	**0.3602**	**3.7502**	**0.9130**	**0.3371**	**1.2501**	**0.0000**	**4,915.6156**	**4,915.6156**	**0.4246**	**0.2617**	**5,004.2129**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.3475	2.2707	5.3208	0.0170	1.0173	0.0796	1.0969	0.2744	0.0790	0.3534	0.0000	1,563.8157	1,563.8157	0.1390	0.0877	1,593.4289
2025	1.6627	6.9125	16.7154	0.0531	3.3900	0.2458	3.6358	0.9130	0.2437	1.1567	0.0000	4,915.6139	4,915.6139	0.4246	0.2617	5,004.2112
2026	1.2417	5.2312	11.6841	0.0338	2.0872	0.2096	2.2968	0.5617	0.2084	0.7701	0.0000	3,126.5424	3,126.5424	0.3178	0.1501	3,179.2036
Maximum	**1.6627**	**6.9125**	**16.7154**	**0.0531**	**3.3900**	**0.2458**	**3.6358**	**0.9130**	**0.2437**	**1.1567**	**0.0000**	**4,915.6139**	**4,915.6139**	**0.4246**	**0.2617**	**5,004.2112**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**25.66**	**37.58**	**-13.64**	**0.00**	**0.00**	**28.76**	**2.98**	**0.00**	**24.35**	**6.97**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 50.37

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

OffRoad Equipment

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

Trips and VMT

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

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

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

Water Exposed Area

3.2 Building Construction - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0869	1.0975	2.6991	5.2000e-003		0.0675	0.0675		0.0675	0.0675	0.0000	450.7174	450.7174	0.1195	0.0000	453.7040
Total	**0.0869**	**1.0975**	**2.6991**	**5.2000e-003**		**0.0675**	**0.0675**		**0.0675**	**0.0675**	**0.0000**	**450.7174**	**450.7174**	**0.1195**	**0.0000**	**453.7040**

Mitigated Construction Off-Site

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

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

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

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.7937	7.6899	6.1391	0.0156		0.3131	0.3131		0.2923	0.2923	0.0000	1,351.7982	1,351.7982	0.3570	0.0000	1,360.7227
Total	**0.7937**	**7.6899**	**6.1391**	**0.0156**		**0.3131**	**0.3131**		**0.2923**	**0.2923**	**0.0000**	**1,351.7982**	**1,351.7982**	**0.3570**	**0.0000**	**1,360.7227**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0931	3.0087	1.1815	0.0150	0.5590	0.0251	0.5840	0.1613	0.0240	0.1852	0.0000	1,439.9027	1,439.9027	0.0162	0.2122	1,503.5284
Worker	0.6434	0.4354	6.2222	0.0193	2.4929	0.0108	2.5037	0.6620	9.9500e-003	0.6719	0.0000	1,828.0074	1,828.0074	0.0388	0.0436	1,841.9737
Total	**0.7366**	**3.4441**	**7.4037**	**0.0343**	**3.0519**	**0.0359**	**3.0877**	**0.8232**	**0.0339**	**0.8572**	**0.0000**	**3,267.9101**	**3,267.9101**	**0.0549**	**0.2558**	**3,345.5021**

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

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

3.2 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2608	3.2925	8.0972	0.0156		0.2025	0.2025		0.2025	0.2025	0.0000	1,351.7966	1,351.7966	0.3570	0.0000	1,360.7211
Total	**0.2608**	**3.2925**	**8.0972**	**0.0156**		**0.2025**	**0.2025**		**0.2025**	**0.2025**	**0.0000**	**1,351.7966**	**1,351.7966**	**0.3570**	**0.0000**	**1,360.7211**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0931	3.0087	1.1815	0.0150	0.5590	0.0251	0.5840	0.1613	0.0240	0.1852	0.0000	1,439.9027	1,439.9027	0.0162	0.2122	1,503.5284
Worker	0.6434	0.4354	6.2222	0.0193	2.4929	0.0108	2.5037	0.6620	9.9500e-003	0.6719	0.0000	1,828.0074	1,828.0074	0.0388	0.0436	1,841.9737
Total	**0.7366**	**3.4441**	**7.4037**	**0.0343**	**3.0519**	**0.0359**	**3.0877**	**0.8232**	**0.0339**	**0.8572**	**0.0000**	**3,267.9101**	**3,267.9101**	**0.0549**	**0.2558**	**3,345.5021**

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

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

3.2 Building Construction - 2026

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1519	1.9175	4.7156	9.0900e-003		0.1179	0.1179		0.1179	0.1179	0.0000	787.2532	787.2532	0.2079	0.0000	792.4506
Total	**0.1519**	**1.9175**	**4.7156**	**9.0900e-003**		**0.1179**	**0.1179**		**0.1179**	**0.1179**	**0.0000**	**787.2532**	**787.2532**	**0.2079**	**0.0000**	**792.4506**

Mitigated Construction Off-Site

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

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

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

3.3 Paving - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.3 Paving - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0500e-003	0.1017	0.1557	2.1000e-004		5.4800e-003	5.4800e-003		5.4800e-003	5.4800e-003	0.0000	18.0173	18.0173	5.8300e-003	0.0000	18.1630
Paving	4.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.2500e-003**	**0.1017**	**0.1557**	**2.1000e-004**		**5.4800e-003**	**5.4800e-003**		**5.4800e-003**	**5.4800e-003**	**0.0000**	**18.0173**	**18.0173**	**5.8300e-003**	**0.0000**	**18.1630**

Mitigated Construction Off-Site

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

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

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

3.3 Paving - 2026

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.3 Paving - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0640	1.2877	1.9717	2.6000e-003		0.0695	0.0695		0.0695	0.0695	0.0000	228.2192	228.2192	0.0738	0.0000	230.0645
Paving	0.0533					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1172**	**1.2877**	**1.9717**	**2.6000e-003**		**0.0695**	**0.0695**		**0.0695**	**0.0695**	**0.0000**	**228.2192**	**228.2192**	**0.0738**	**0.0000**	**230.0645**

Mitigated Construction Off-Site

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

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

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

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.4 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4900e-003	0.0151	0.2150	3.5000e-004		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	29.9581	29.9581	1.6300e-003	0.0000	29.9990
Total	**0.5688**	**0.0151**	**0.2150**	**3.5000e-004**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**29.9581**	**29.9581**	**1.6300e-003**	**0.0000**	**29.9990**

Mitigated Construction Off-Site

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

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

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

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.4 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0100e-003	0.0131	0.1857	3.0000e-004		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	25.8729	25.8729	1.4100e-003	0.0000	25.9082
Total	**0.4913**	**0.0131**	**0.1857**	**3.0000e-004**		**4.0000e-004**	**4.0000e-004**		**4.0000e-004**	**4.0000e-004**	**0.0000**	**25.8729**	**25.8729**	**1.4100e-003**	**0.0000**	**25.9082**

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other 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

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

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

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

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

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

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

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Unmitigated	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.9315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8500e-003	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**		**1.9000e-004**	**1.9000e-004**		**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.9315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8500e-003	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**		**1.9000e-004**	**1.9000e-004**		**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Category/Year

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	893.45	1000sqft	20.51	893,450.00	0
Arena	127.00	1000sqft	2.91	127,000.00	0
Golf Course	36.00	Hole	1.01	44,000.00	0
Health Club	40.00	1000sqft	0.92	40,000.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Hotel	125.00	Room	4.17	181,500.00	0
Quality Restaurant	15.00	1000sqft	0.34	15,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

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, Annual

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

tblConstructionPhase	NumDays	35.00	60.00
tblConstructionPhase	NumDays	500.00	130.00
tblConstructionPhase	NumDays	35.00	30.00
tblConstructionPhase	PhaseEndDate	1/16/2029	1/29/2027
tblConstructionPhase	PhaseEndDate	10/10/2028	1/29/2027
tblConstructionPhase	PhaseEndDate	11/28/2028	1/29/2027
tblConstructionPhase	PhaseStartDate	11/29/2028	11/7/2026
tblConstructionPhase	PhaseStartDate	11/11/2026	8/1/2026
tblConstructionPhase	PhaseStartDate	10/11/2028	12/20/2026
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	5.44	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	6.23	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	4.86	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	T24E	1.97	0.00
tblEnergyUse	T24E	1.97	0.00
tblEnergyUse	T24E	11.06	0.00
tblEnergyUse	T24E	5.78	0.00
tblEnergyUse	T24E	11.06	0.00

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, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.5074	2.8354	2.9292	9.4900e-003	0.4302	0.1024	0.5325	0.1159	0.0956	0.2115	0.0000	864.8216	864.8216	0.1196	0.0335	877.7982
2027	0.1800	0.6389	0.7336	2.1200e-003	0.0927	0.0242	0.1169	0.0249	0.0226	0.0476	0.0000	193.3307	193.3307	0.0295	6.4400e-003	195.9854
Maximum	**0.5074**	**2.8354**	**2.9292**	**9.4900e-003**	**0.4302**	**0.1024**	**0.5325**	**0.1159**	**0.0956**	**0.2115**	**0.0000**	**864.8216**	**864.8216**	**0.1196**	**0.0335**	**877.7982**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.3205	0.7987	3.5403	9.4900e-003	0.4302	0.0124	0.4425	0.1159	0.0121	0.1281	0.0000	864.8211	864.8211	0.1196	0.0335	877.7977
2027	0.1366	0.1664	0.8777	2.1200e-003	0.0927	2.8000e-003	0.0955	0.0249	2.7500e-003	0.0277	0.0000	193.3306	193.3306	0.0295	6.4400e-003	195.9853
Maximum	**0.3205**	**0.7987**	**3.5403**	**9.4900e-003**	**0.4302**	**0.0124**	**0.4425**	**0.1159**	**0.0121**	**0.1281**	**0.0000**	**864.8211**	**864.8211**	**0.1196**	**0.0335**	**877.7977**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**33.49**	**72.22**	**-20.62**	**0.00**	**0.00**	**88.00**	**17.16**	**0.00**	**87.41**	**39.89**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**7-1-2026**	**9-30-2026**	1.2320	0.3696
2	**10-1-2026**	**12-31-2026**	2.1180	0.7527
3	**1-1-2027**	**3-31-2027**	0.8093	0.3005
		Highest	2.1180	0.7527

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 20.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 567,750; Non-Residential Outdoor: 189,250; Striped Parking Area: 53,607 (Architectural Coating – sqft)

OffRoad Equipment

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	18	553.00	216.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	111.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

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

Water Exposed Area

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2377	2.3145	1.8269	4.6900e-003		0.0944	0.0944		0.0880	0.0880	0.0000	406.2353	406.2353	0.1091	0.0000	408.9616
Total	**0.2377**	**2.3145**	**1.8269**	**4.6900e-003**		**0.0944**	**0.0944**		**0.0880**	**0.0880**	**0.0000**	**406.2353**	**406.2353**	**0.1091**	**0.0000**	**408.9616**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.3963	0.1557	1.9500e-003	0.0744	3.3200e-003	0.0777	0.0215	3.1800e-003	0.0246	0.0000	188.0922	188.0922	2.2300e-003	0.0277	196.3903
Worker	0.0804	0.0524	0.7765	2.4900e-003	0.3313	1.3600e-003	0.3326	0.0880	1.2500e-003	0.0892	0.0000	237.2748	237.2748	4.6800e-003	5.4500e-003	239.0162
Total	**0.0927**	**0.4486**	**0.9322**	**4.4400e-003**	**0.4056**	**4.6800e-003**	**0.4103**	**0.1094**	**4.4300e-003**	**0.1139**	**0.0000**	**425.3670**	**425.3670**	**6.9100e-003**	**0.0331**	**435.4065**

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

3.2 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0574	0.3374	2.4251	4.6900e-003		7.3300e-003	7.3300e-003		7.3300e-003	7.3300e-003	0.0000	406.2348	406.2348	0.1091	0.0000	408.9611
Total	**0.0574**	**0.3374**	**2.4251**	**4.6900e-003**		**7.3300e-003**	**7.3300e-003**		**7.3300e-003**	**7.3300e-003**	**0.0000**	**406.2348**	**406.2348**	**0.1091**	**0.0000**	**408.9611**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.3963	0.1557	1.9500e-003	0.0744	3.3200e-003	0.0777	0.0215	3.1800e-003	0.0246	0.0000	188.0922	188.0922	2.2300e-003	0.0277	196.3903
Worker	0.0804	0.0524	0.7765	2.4900e-003	0.3313	1.3600e-003	0.3326	0.0880	1.2500e-003	0.0892	0.0000	237.2748	237.2748	4.6800e-003	5.4500e-003	239.0162
Total	**0.0927**	**0.4486**	**0.9322**	**4.4400e-003**	**0.4056**	**4.6800e-003**	**0.4103**	**0.1094**	**4.4300e-003**	**0.1139**	**0.0000**	**425.3670**	**425.3670**	**6.9100e-003**	**0.0331**	**435.4065**

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

3.2 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0458	0.4459	0.3520	9.0000e-004		0.0182	0.0182		0.0170	0.0170	0.0000	78.2655	78.2655	0.0210	0.0000	78.7908
Total	**0.0458**	**0.4459**	**0.3520**	**9.0000e-004**		**0.0182**	**0.0182**		**0.0170**	**0.0170**	**0.0000**	**78.2655**	**78.2655**	**0.0210**	**0.0000**	**78.7908**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3300e-003	0.0756	0.0298	3.7000e-004	0.0143	6.4000e-004	0.0150	4.1300e-003	6.1000e-004	4.7400e-003	0.0000	35.5317	35.5317	4.4000e-004	5.2200e-003	37.0972
Worker	0.0146	9.1900e-003	0.1413	4.7000e-004	0.0638	2.5000e-004	0.0641	0.0170	2.3000e-004	0.0172	0.0000	44.7439	44.7439	8.2000e-004	9.9000e-004	45.0608
Total	**0.0169**	**0.0848**	**0.1711**	**8.4000e-004**	**0.0782**	**8.9000e-004**	**0.0790**	**0.0211**	**8.4000e-004**	**0.0219**	**0.0000**	**80.2756**	**80.2756**	**1.2600e-003**	**6.2100e-003**	**82.1580**

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

3.2 Building Construction - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0111	0.0650	0.4672	9.0000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	78.2654	78.2654	0.0210	0.0000	78.7907
Total	**0.0111**	**0.0650**	**0.4672**	**9.0000e-004**		**1.4100e-003**	**1.4100e-003**		**1.4100e-003**	**1.4100e-003**	**0.0000**	**78.2654**	**78.2654**	**0.0210**	**0.0000**	**78.7907**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3300e-003	0.0756	0.0298	3.7000e-004	0.0143	6.4000e-004	0.0150	4.1300e-003	6.1000e-004	4.7400e-003	0.0000	35.5317	35.5317	4.4000e-004	5.2200e-003	37.0972
Worker	0.0146	9.1900e-003	0.1413	4.7000e-004	0.0638	2.5000e-004	0.0641	0.0170	2.3000e-004	0.0172	0.0000	44.7439	44.7439	8.2000e-004	9.9000e-004	45.0608
Total	**0.0169**	**0.0848**	**0.1711**	**8.4000e-004**	**0.0782**	**8.9000e-004**	**0.0790**	**0.0211**	**8.4000e-004**	**0.0219**	**0.0000**	**80.2756**	**80.2756**	**1.2600e-003**	**6.2100e-003**	**82.1580**

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

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

3.3 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1200e-003	0.0386	0.0656	1.0000e-004		1.8800e-003	1.8800e-003		1.7300e-003	1.7300e-003	0.0000	9.0087	9.0087	2.9100e-003	0.0000	9.0815
Paving	8.0600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0122**	**0.0386**	**0.0656**	**1.0000e-004**		**1.8800e-003**	**1.8800e-003**		**1.7300e-003**	**1.7300e-003**	**0.0000**	**9.0087**	**9.0087**	**2.9100e-003**	**0.0000**	**9.0815**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.7400e-003	1.0000e-005	7.4000e-004	0.0000	7.4000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.5314	0.5314	1.0000e-005	1.0000e-005	0.5353
Total	**1.8000e-004**	**1.2000e-004**	**1.7400e-003**	**1.0000e-005**	**7.4000e-004**	**0.0000**	**7.4000e-004**	**2.0000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**0.5314**	**0.5314**	**1.0000e-005**	**1.0000e-005**	**0.5353**

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

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

3.3 Paving - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.2600e-003	5.4700e-003	0.0778	1.0000e-004		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	9.0087	9.0087	2.9100e-003	0.0000	9.0815
Paving	8.0600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.3200e-003**	**5.4700e-003**	**0.0778**	**1.0000e-004**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**9.0087**	**9.0087**	**2.9100e-003**	**0.0000**	**9.0815**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.7400e-003	1.0000e-005	7.4000e-004	0.0000	7.4000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.5314	0.5314	1.0000e-005	1.0000e-005	0.5353
Total	**1.8000e-004**	**1.2000e-004**	**1.7400e-003**	**1.0000e-005**	**7.4000e-004**	**0.0000**	**7.4000e-004**	**2.0000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**0.5314**	**0.5314**	**1.0000e-005**	**1.0000e-005**	**0.5353**

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

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

3.3 Paving - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.6100e-003	0.0901	0.1531	2.4000e-004		4.3900e-003	4.3900e-003		4.0400e-003	4.0400e-003	0.0000	21.0202	21.0202	6.8000e-003	0.0000	21.1902
Paving	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0284**	**0.0901**	**0.1531**	**2.4000e-004**		**4.3900e-003**	**4.3900e-003**		**4.0400e-003**	**4.0400e-003**	**0.0000**	**21.0202**	**21.0202**	**6.8000e-003**	**0.0000**	**21.1902**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	2.5000e-004	3.8300e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.2137	1.2137	2.0000e-005	3.0000e-005	1.2223
Total	**4.0000e-004**	**2.5000e-004**	**3.8300e-003**	**1.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.6000e-004**	**1.0000e-005**	**4.7000e-004**	**0.0000**	**1.2137**	**1.2137**	**2.0000e-005**	**3.0000e-005**	**1.2223**

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

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

3.3 Paving - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.9400e-003	0.0128	0.1816	2.4000e-004		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	21.0202	21.0202	6.8000e-003	0.0000	21.1902
Paving	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0218**	**0.0128**	**0.1816**	**2.4000e-004**		**3.9000e-004**	**3.9000e-004**		**3.9000e-004**	**3.9000e-004**	**0.0000**	**21.0202**	**21.0202**	**6.8000e-003**	**0.0000**	**21.1902**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	2.5000e-004	3.8300e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.2137	1.2137	2.0000e-005	3.0000e-005	1.2223
Total	**4.0000e-004**	**2.5000e-004**	**3.8300e-003**	**1.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.6000e-004**	**1.0000e-005**	**4.7000e-004**	**0.0000**	**1.2137**	**1.2137**	**2.0000e-005**	**3.0000e-005**	**1.2223**

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

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

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1544					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.4400e-003	0.0298	0.0470	8.0000e-005		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003	0.0000	6.6385	6.6385	3.6000e-004	0.0000	6.6475
Total	**0.1589**	**0.0298**	**0.0470**	**8.0000e-005**		**1.3400e-003**	**1.3400e-003**		**1.3400e-003**	**1.3400e-003**	**0.0000**	**6.6385**	**6.6385**	**3.6000e-004**	**0.0000**	**6.6475**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7800e-003	3.7600e-003	0.0558	1.8000e-004	0.0238	1.0000e-004	0.0239	6.3200e-003	9.0000e-005	6.4100e-003	0.0000	17.0407	17.0407	3.4000e-004	3.9000e-004	17.1658
Total	**5.7800e-003**	**3.7600e-003**	**0.0558**	**1.8000e-004**	**0.0238**	**1.0000e-004**	**0.0239**	**6.3200e-003**	**9.0000e-005**	**6.4100e-003**	**0.0000**	**17.0407**	**17.0407**	**3.4000e-004**	**3.9000e-004**	**17.1658**

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

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

3.4 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1544					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7000e-004	3.3500e-003	0.0476	8.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	6.6385	6.6385	3.6000e-004	0.0000	6.6475
Total	**0.1552**	**3.3500e-003**	**0.0476**	**8.0000e-005**		**1.0000e-004**	**1.0000e-004**		**1.0000e-004**	**1.0000e-004**	**0.0000**	**6.6385**	**6.6385**	**3.6000e-004**	**0.0000**	**6.6475**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7800e-003	3.7600e-003	0.0558	1.8000e-004	0.0238	1.0000e-004	0.0239	6.3200e-003	9.0000e-005	6.4100e-003	0.0000	17.0407	17.0407	3.4000e-004	3.9000e-004	17.1658
Total	**5.7800e-003**	**3.7600e-003**	**0.0558**	**1.8000e-004**	**0.0238**	**1.0000e-004**	**0.0239**	**6.3200e-003**	**9.0000e-005**	**6.4100e-003**	**0.0000**	**17.0407**	**17.0407**	**3.4000e-004**	**3.9000e-004**	**17.1658**

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

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

3.4 Architectural Coating - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0831					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3900e-003	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	3.5746	3.5746	1.9000e-004	0.0000	3.5794
Total	**0.0855**	**0.0160**	**0.0253**	**4.0000e-005**		**7.2000e-004**	**7.2000e-004**		**7.2000e-004**	**7.2000e-004**	**0.0000**	**3.5746**	**3.5746**	**1.9000e-004**	**0.0000**	**3.5794**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9300e-003	1.8500e-003	0.0284	9.0000e-005	0.0128	5.0000e-005	0.0129	3.4000e-003	5.0000e-005	3.4500e-003	0.0000	8.9812	8.9812	1.7000e-004	2.0000e-004	9.0448
Total	**2.9300e-003**	**1.8500e-003**	**0.0284**	**9.0000e-005**	**0.0128**	**5.0000e-005**	**0.0129**	**3.4000e-003**	**5.0000e-005**	**3.4500e-003**	**0.0000**	**8.9812**	**8.9812**	**1.7000e-004**	**2.0000e-004**	**9.0448**

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

3.4 Architectural Coating - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0831					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2000e-004	1.8000e-003	0.0257	4.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	3.5746	3.5746	1.9000e-004	0.0000	3.5794
Total	**0.0836**	**1.8000e-003**	**0.0257**	**4.0000e-005**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**3.5746**	**3.5746**	**1.9000e-004**	**0.0000**	**3.5794**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9300e-003	1.8500e-003	0.0284	9.0000e-005	0.0128	5.0000e-005	0.0129	3.4000e-003	5.0000e-005	3.4500e-003	0.0000	8.9812	8.9812	1.7000e-004	2.0000e-004	9.0448
Total	**2.9300e-003**	**1.8500e-003**	**0.0284**	**9.0000e-005**	**0.0128**	**5.0000e-005**	**0.0129**	**3.4000e-003**	**5.0000e-005**	**3.4500e-003**	**0.0000**	**8.9812**	**8.9812**	**1.7000e-004**	**2.0000e-004**	**9.0448**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
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

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

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Hotel	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Golf Course	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
High Turnover (Sit Down Restaurant)	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Hotel	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Quality Restaurant	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

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

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Unmitigated	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1879					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4259					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4700e-003	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1879					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4259					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4700e-003	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	0 / 0	0.0000	0.0000	0.0000	0.0000
Golf Course	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	0 / 0	0.0000	0.0000	0.0000	0.0000
Golf Course	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX 4.2:

CALEEMOD PHASE 1 OPERATIONAL EMISSIONS MODEL OUTPUTS

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	100.00	1000sqft	2.30	100,000.00	0
User Defined Industrial	100.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

2.0 Emissions Summary

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,195.0397	1,195.0397	0.0577	0.0123	1,200.1444
Mobile	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0983	1.1518	5.5600e-003	1.4000e-004	1.3322
Total	**0.6102**	**5.1667**	**2.2165**	**0.0305**	**1.2355**	**0.0771**	**1.3126**	**0.3418**	**0.0746**	**0.4163**	**19.1347**	**3,984.0649**	**4,003.1996**	**1.2317**	**0.3989**	**4,152.8749**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,195.0397	1,195.0397	0.0577	0.0123	1,200.1444
Mobile	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0983	1.1518	5.5600e-003	1.4000e-004	1.3322
Total	**0.6102**	**5.1667**	**2.2165**	**0.0305**	**1.2355**	**0.0771**	**1.3126**	**0.3418**	**0.0746**	**0.4163**	**19.1347**	**3,984.0649**	**4,003.1996**	**1.2317**	**0.3989**	**4,152.8749**

	ROG	NOx	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

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Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203
Unmitigated	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203

4.2 Trip Summary Information

	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	918.9887	918.9887	0.0524	7.2300e-003	922.4530
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	918.9887	918.9887	0.0524	7.2300e-003	922.4530
NaturalGas Mitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
NaturalGas Unmitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2536**	**0.2130**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.0510**	**276.0510**	**5.2900e-003**	**5.0600e-003**	**277.6914**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2536**	**0.2130**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.0510**	**276.0510**	**5.2900e-003**	**5.0600e-003**	**277.6914**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	918.9887	0.0524	7.2300e-003	922.4530
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**918.9887**	**0.0524**	**7.2300e-003**	**922.4530**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	918.9887	0.0524	7.2300e-003	922.4530
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**918.9887**	**0.0524**	**7.2300e-003**	**922.4530**

6.0 Area Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1518	5.5600e-003	1.4000e-004	1.3322
Unmitigated	1.1518	5.5600e-003	1.4000e-004	1.3322

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1518	5.5600e-003	1.4000e-004	1.3322
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1518**	**5.5600e-003**	**1.4000e-004**	**1.3322**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1518	5.5600e-003	1.4000e-004	1.3322
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1518**	**5.5600e-003**	**1.4000e-004**	**1.3322**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,279.19	1000sqft	29.37	1,279,191.00	0
User Defined Industrial	1,279.19	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	1,015.00	1000sqft	23.30	1,014,998.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	0

1.2 Other Project Characteristics

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water And Wastewater - Water use based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	70.00	0.00
tblConstructionPhase	PhaseEndDate	8/5/2022	5/1/2022
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	3.1500e-004	0.00
tblLandUse	LandUseSquareFeet	1,279,190.00	1,279,191.00
tblLandUse	LandUseSquareFeet	1,015,000.00	1,014,998.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	5.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	295,812,687.50	4,692,495.75
tblWater	OutdoorWaterUseRate	0.00	6,413,686.20

2.0 Emissions Summary

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Energy	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	847.3789	847.3789	0.0431	8.1000e-003	850.8713
Mobile	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589
Offroad	0.1007	0.9454	0.6837	2.8900e-003		0.0343	0.0343		0.0316	0.0316	0.0000	253.7596	253.7596	0.0821	0.0000	255.8114
Waste						0.0000	0.0000		0.0000	0.0000	244.0845	0.0000	244.0845	14.4250	0.0000	604.7089
Water						0.0000	0.0000		0.0000	0.0000	1.4887	30.5308	32.0195	0.1547	3.8500e-003	37.0331
Total	**6.9246**	**16.3881**	**17.8184**	**0.1146**	**6.3059**	**0.2333**	**6.5393**	**1.7109**	**0.2218**	**1.9327**	**245.5732**	**11,741.4276**	**11,987.0007**	**14.9470**	**1.2940**	**12,746.2910**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Energy	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	847.3789	847.3789	0.0431	8.1000e-003	850.8713
Mobile	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589
Offroad	0.1007	0.9454	0.6837	2.8900e-003		0.0343	0.0343		0.0316	0.0316	0.0000	253.7596	253.7596	0.0821	0.0000	255.8114
Waste						0.0000	0.0000		0.0000	0.0000	244.0845	0.0000	244.0845	14.4250	0.0000	604.7089
Water						0.0000	0.0000		0.0000	0.0000	1.4887	30.5308	32.0195	0.1547	3.8500e-003	37.0331
Total	**6.9246**	**16.3881**	**17.8184**	**0.1146**	**6.3059**	**0.2333**	**6.5393**	**1.7109**	**0.2218**	**1.9327**	**245.5732**	**11,741.4276**	**11,987.0007**	**14.9470**	**1.2940**	**12,746.2910**

	ROG	NOx	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 34.45

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589
Unmitigated	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589

4.2 Trip Summary Information

	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Parking Lot	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.084100	0.023100	0.107200	0.785600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	710.1712	710.1712	0.0405	5.5900e-003	712.8483
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	710.1712	710.1712	0.0405	5.5900e-003	712.8483
NaturalGas Mitigated	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230
NaturalGas Unmitigated	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	2.57117e+006	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0139**	**0.1260**	**0.1059**	**7.6000e-004**		**9.5800e-003**	**9.5800e-003**		**9.5800e-003**	**9.5800e-003**	**0.0000**	**137.2076**	**137.2076**	**2.6300e-003**	**2.5200e-003**	**138.0230**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	2.57117e+006	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0139**	**0.1260**	**0.1059**	**7.6000e-004**		**9.5800e-003**	**9.5800e-003**		**9.5800e-003**	**9.5800e-003**	**0.0000**	**137.2076**	**137.2076**	**2.6300e-003**	**2.5200e-003**	**138.0230**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	111011	25.6070	1.4600e-003	2.0000e-004	25.7035
Unrefrigerated Warehouse-No Rail	2.96772e+006	684.5643	0.0390	5.3800e-003	687.1448
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**710.1712**	**0.0405**	**5.5800e-003**	**712.8483**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	111011	25.6070	1.4600e-003	2.0000e-004	25.7035
Unrefrigerated Warehouse-No Rail	2.96772e+006	684.5643	0.0390	5.3800e-003	687.1448
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**710.1712**	**0.0405**	**5.5800e-003**	**712.8483**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Unmitigated	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.7194					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8000e-003	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Total	**5.3379**	**4.7000e-004**	**0.0518**	**0.0000**		**1.8000e-004**	**1.8000e-004**		**1.8000e-004**	**1.8000e-004**	**0.0000**	**0.1007**	**0.1007**	**2.6000e-004**	**0.0000**	**0.1073**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.7194					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8000e-003	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Total	**5.3379**	**4.7000e-004**	**0.0518**	**0.0000**		**1.8000e-004**	**1.8000e-004**		**1.8000e-004**	**1.8000e-004**	**0.0000**	**0.1007**	**0.1007**	**2.6000e-004**	**0.0000**	**0.1073**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	32.0195	0.1547	3.8500e-003	37.0331
Unmitigated	32.0195	0.1547	3.8500e-003	37.0331

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4.6925 / 6.41369	32.0195	0.1547	3.8500e-003	37.0331
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**32.0195**	**0.1547**	**3.8500e-003**	**37.0331**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4.6925 / 6.41369	32.0195	0.1547	3.8500e-003	37.0331
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**32.0195**	**0.1547**	**3.8500e-003**	**37.0331**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	244.0845	14.4250	0.0000	604.7089
Unmitigated	244.0845	14.4250	0.0000	604.7089

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1202.44	244.0845	14.4250	0.0000	604.7089
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**244.0845**	**14.4250**	**0.0000**	**604.7089**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1202.44	244.0845	14.4250	0.0000	604.7089
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**244.0845**	**14.4250**	**0.0000**	**604.7089**

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	tons/yr										MT/yr					
Tractors/Loaders/ Backhoes	0.1007	0.9454	0.6837	2.8900e-003		0.0343	0.0343		0.0316	0.0316	0.0000	253.7596	253.7596	0.0821	0.0000	255.8114
Total	**0.1007**	**0.9454**	**0.6837**	**2.8900e-003**		**0.0343**	**0.0343**		**0.0316**	**0.0316**	**0.0000**	**253.7596**	**253.7596**	**0.0821**	**0.0000**	**255.8114**

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

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APPENDIX 4.3:

CALEEMOD PHASE 2 OPERATIONAL EMISSIONS MODEL OUTPUTS

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	100.00	1000sqft	2.30	100,000.00	0
User Defined Industrial	100.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseEndDate	6/28/2023	5/31/2023
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,166.8126	1,166.8126	0.0523	0.0123	1,171.7818
Mobile	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0645	1.1181	5.5600e-003	1.4000e-004	1.2983
Total	**0.5987**	**4.9721**	**2.0905**	**0.0294**	**1.2341**	**0.0760**	**1.3102**	**0.3414**	**0.0735**	**0.4150**	**19.1347**	**3,855.3936**	**3,874.5283**	**1.2285**	**0.3846**	**4,019.8607**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,166.8126	1,166.8126	0.0523	0.0123	1,171.7818
Mobile	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0645	1.1181	5.5600e-003	1.4000e-004	1.2983
Total	**0.5987**	**4.9721**	**2.0905**	**0.0294**	**1.2341**	**0.0760**	**1.3102**	**0.3414**	**0.0735**	**0.4150**	**19.1347**	**3,855.3936**	**3,874.5283**	**1.2285**	**0.3846**	**4,019.8607**

	ROG	NOx	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026
Unmitigated	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026

4.2 Trip Summary Information

	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	890.7617	890.7617	0.0470	7.2300e-003	894.0904
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	890.7617	890.7617	0.0470	7.2300e-003	894.0904
NaturalGas Mitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
NaturalGas Unmitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2536**	**0.2130**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.0510**	**276.0510**	**5.2900e-003**	**5.0600e-003**	**277.6914**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2536**	**0.2130**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.0510**	**276.0510**	**5.2900e-003**	**5.0600e-003**	**277.6914**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	890.7617	0.0470	7.2300e-003	894.0904
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**890.7617**	**0.0470**	**7.2300e-003**	**894.0904**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	890.7617	0.0470	7.2300e-003	894.0904
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**890.7617**	**0.0470**	**7.2300e-003**	**894.0904**

6.0 Area Detail

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1181	5.5600e-003	1.4000e-004	1.2983
Unmitigated	1.1181	5.5600e-003	1.4000e-004	1.2983

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1181	5.5600e-003	1.4000e-004	1.2983
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1181**	**5.5600e-003**	**1.4000e-004**	**1.2983**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1181	5.5600e-003	1.4000e-004	1.2983
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1181**	**5.5600e-003**	**1.4000e-004**	**1.2983**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,400.00	1000sqft	101.01	4,400,000.00	0
User Defined Industrial	4,400.00	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	3,888.00	1000sqft	89.26	3,887,997.00	0
Other Non-Asphalt Surfaces	763.37	1000sqft	17.52	763,372.00	0
Parking Lot	1,073.10	1000sqft	24.64	1,073,103.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblLandUse	LandUseSquareFeet	3,888,000.00	3,887,997.00
tblLandUse	LandUseSquareFeet	1,073,100.00	1,073,103.00
tblLandUse	LotAcreage	24.63	24.64
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	16.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	1,017,500,000.00	17,090,105.21
tblWater	OutdoorWaterUseRate	0.00	23,358,693.91

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,838.2780	2,838.2780	0.1339	0.0279	2,849.9253
Mobile	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.5323	35,079.5323	0.8262	4.2337	36,361.8236
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	107.7780	113.1999	0.5626	0.0140	131.4431
Total	**23.4511**	**53.9519**	**56.7582**	**0.3768**	**21.6900**	**0.7642**	**22.4542**	**5.8846**	**0.7275**	**6.6121**	**844.9925**	**38,839.4417**	**39,684.4342**	**51.4038**	**4.2756**	**42,243.6470**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,838.2780	2,838.2780	0.1339	0.0279	2,849.9253
Mobile	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.5323	35,079.5323	0.8262	4.2337	36,361.8236
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	107.7780	113.1999	0.5626	0.0140	131.4431
Total	**23.4511**	**53.9519**	**56.7582**	**0.3768**	**21.6900**	**0.7642**	**22.4542**	**5.8846**	**0.7275**	**6.6121**	**844.9925**	**38,839.4417**	**39,684.4342**	**51.4038**	**4.2756**	**42,243.6470**

	ROG	NOx	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 131.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.5323	35,079.5323	0.8262	4.2337	36,361.8236
Unmitigated	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.5323	35,079.5323	0.8262	4.2337	36,361.8236

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.540541	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,366.3285	2,366.3285	0.1248	0.0192	2,375.1712
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,366.3285	2,366.3285	0.1248	0.0192	2,375.1712
NaturalGas Mitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
NaturalGas Unmitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	83.9753	4.4300e-003	6.8000e-004	84.2891
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,282.3531	0.1204	0.0185	2,290.8821
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,366.3285**	**0.1248**	**0.0192**	**2,375.1712**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	83.9753	4.4300e-003	6.8000e-004	84.2891
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,282.3531	0.1204	0.0185	2,290.8821
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,366.3285**	**0.1248**	**0.0192**	**2,375.1712**

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	tons/yr										MT/yr					
Mitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Unmitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	113.1999	0.5626	0.0140	131.4431
Unmitigated	113.1999	0.5626	0.0140	131.4431

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	113.1999	0.5626	0.0140	131.4431
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**113.1999**	**0.5626**	**0.0140**	**131.4431**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	113.1999	0.5626	0.0140	131.4431
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**113.1999**	**0.5626**	**0.0140**	**131.4431**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	839.5706	49.6172	0.0000	2,080.0007
Unmitigated	839.5706	49.6172	0.0000	2,080.0007

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/ Backhoes	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Total	**0.2936**	**2.3525**	**2.1828**	**9.2700e-003**		**0.0901**	**0.0901**		**0.0829**	**0.0829**	**0.0000**	**813.4929**	**813.4929**	**0.2631**	**0.0000**	**820.0704**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - General Light Industrial Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.29
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.08
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.64
tblVehicleTrips	ST_TR	0.00	0.35
tblVehicleTrips	SU_TR	5.09	4.11
tblVehicleTrips	SU_TR	0.00	0.89
tblVehicleTrips	WD_TR	3.93	3.90
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,971.6063	1,971.6063	0.0750	0.0248	1,980.8766
Mobile	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.3533	8,770.3533	0.1907	0.9284	9,051.7731
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.3227	5.5904	0.0278	6.9000e-004	6.4914
Total	**3.4550**	**13.3068**	**15.5792**	**0.0978**	**6.0862**	**0.2140**	**6.3002**	**1.6667**	**0.2064**	**1.8731**	**126.1222**	**10,848.9937**	**10,975.1159**	**7.7642**	**0.9539**	**11,453.4752**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,971.6063	1,971.6063	0.0750	0.0248	1,980.8766
Mobile	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.3533	8,770.3533	0.1907	0.9284	9,051.7731
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.3227	5.5904	0.0278	6.9000e-004	6.4914
Total	**3.4550**	**13.3068**	**15.5792**	**0.0978**	**6.0862**	**0.2140**	**6.3002**	**1.6667**	**0.2064**	**1.8731**	**126.1222**	**10,848.9937**	**10,975.1159**	**7.7642**	**0.9539**	**11,453.4752**

	ROG	NOx	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.3533	8,770.3533	0.1907	0.9284	9,051.7731
Unmitigated	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.3533	8,770.3533	0.1907	0.9284	9,051.7731

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290800	0.081400	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,108.9804	1,108.9804	0.0585	9.0000e-003	1,113.1245
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,108.9804	1,108.9804	0.0585	9.0000e-003	1,113.1245
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,108.9804	0.0585	9.0000e-003	1,113.1245
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,108.9804**	**0.0585**	**9.0000e-003**	**1,113.1245**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,108.9804	0.0585	9.0000e-003	1,113.1245
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,108.9804**	**0.0585**	**9.0000e-003**	**1,113.1245**

6.0 Area Detail

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.5904	0.0278	6.9000e-004	6.4914
Unmitigated	5.5904	0.0278	6.9000e-004	6.4914

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.5904	0.0278	6.9000e-004	6.4914
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.5904**	**0.0278**	**6.9000e-004**	**6.4914**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.5904	0.0278	6.9000e-004	6.4914
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.5904**	**0.0278**	**6.9000e-004**	**6.4914**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	125.8544	7.4378	0.0000	311.7989
Unmitigated	125.8544	7.4378	0.0000	311.7989

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

9.0 Operational Offroad

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Total	**0.0367**	**0.2941**	**0.2729**	**1.1600e-003**		**0.0113**	**0.0113**		**0.0104**	**0.0104**	**0.0000**	**101.6866**	**101.6866**	**0.0329**	**0.0000**	**102.5088**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX 4.4:

CALEEMOD PHASE 3 (INDUSTRIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Annual

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

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Energy Use -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	6/28/2024	6/2/2024
tblFleetMix	HHD	0.07	0.00
tblFleetMix	HHD	0.07	0.69
tblFleetMix	LDA	0.56	0.58
tblFleetMix	LDA	0.56	0.00
tblFleetMix	LDT1	0.03	0.06
tblFleetMix	LDT1	0.03	0.00
tblFleetMix	LDT2	0.19	0.19
tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.01	0.00
tblFleetMix	LHD1	0.01	0.18
tblFleetMix	LHD2	4.3370e-003	0.00
tblFleetMix	LHD2	4.3370e-003	0.05
tblFleetMix	MCY	4.4050e-003	0.02
tblFleetMix	MCY	4.4050e-003	0.00

tblFleetMix	MDV	0.11	0.14
tblFleetMix	MDV	0.11	0.00
tblFleetMix	MH	7.0500e-004	0.00
tblFleetMix	MH	7.0500e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	MHD	0.02	0.09
tblFleetMix	OBUS	1.4210e-003	0.00
tblFleetMix	OBUS	1.4210e-003	0.00
tblFleetMix	SBUS	8.6700e-004	0.00
tblFleetMix	SBUS	8.6700e-004	0.00
tblFleetMix	UBUS	1.1010e-003	0.00
tblFleetMix	UBUS	1.1010e-003	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.024
tblProjectCharacteristics	CO2IntensityFactor	702.44	485.11
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.68	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	1.68	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	1.68	1.38

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,155.2796	1,155.2796	0.0488	0.0123	1,160.1683
Mobile	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
Total	**0.6420**	**4.2792**	**2.1632**	**0.0343**	**1.2337**	**0.0360**	**1.2696**	**0.3413**	**0.0352**	**0.3764**	**19.1347**	**4,299.1845**	**4,318.3192**	**1.2849**	**0.0125**	**4,354.1516**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,155.2796	1,155.2796	0.0488	0.0123	1,160.1683
Mobile	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
Total	**0.6420**	**4.2792**	**2.1632**	**0.0343**	**1.2337**	**0.0360**	**1.2696**	**0.3413**	**0.0352**	**0.3764**	**19.1347**	**4,299.1845**	**4,318.3192**	**1.2849**	**0.0125**	**4,354.1516**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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 - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Unmitigated	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239

4.2 Trip Summary Information

	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
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.175000	0.049700	0.089900	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	879.0686	879.0686	0.0435	7.2500e-003	882.3159
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	879.0686	879.0686	0.0435	7.2500e-003	882.3159
NaturalGas Mitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.176e+006	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.2111**	**276.2111**	**5.2900e-003**	**5.0600e-003**	**277.8525**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.176e+006	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.2111**	**276.2111**	**5.2900e-003**	**5.0600e-003**	**277.8525**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.995e +006	879.0686	0.0435	7.2500e-003	882.3159
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**879.0686**	**0.0435**	**7.2500e-003**	**882.3159**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.995e +006	879.0686	0.0435	7.2500e-003	882.3159
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**879.0686**	**0.0435**	**7.2500e-003**	**882.3159**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1012	5.5500e-003	1.4000e-004	1.2813
Unmitigated	1.1012	5.5500e-003	1.4000e-004	1.2813

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1012**	**5.5500e-003**	**1.4000e-004**	**1.2813**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1012**	**5.5500e-003**	**1.4000e-004**	**1.2813**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,400.00	1000sqft	101.01	4,400,000.00	0
User Defined Industrial	4,400.00	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	3,888.00	1000sqft	89.26	3,887,997.00	0
Other Non-Asphalt Surfaces	763.37	1000sqft	17.52	763,372.00	0
Parking Lot	1,073.10	1000sqft	24.64	1,073,103.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

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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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
Total	**23.1322**	**51.7757**	**53.2228**	**0.3593**	**21.6665**	**0.7491**	**22.4156**	**5.8784**	**0.7132**	**6.5917**	**844.9925**	**37,243.9224**	**38,088.9149**	**51.3855**	**4.0849**	**40,590.8615**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
Total	**23.1322**	**51.7757**	**53.2228**	**0.3593**	**21.6665**	**0.7491**	**22.4156**	**5.8784**	**0.7132**	**6.5917**	**844.9925**	**37,243.9224**	**38,088.9149**	**51.3855**	**4.0849**	**40,590.8615**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 131.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Unmitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	7,680.20	2,954.16	7303.56	31,099,628	31,099,628
User Defined Industrial	1,667.60	804.32	1988.36	23,151,814	23,151,814
Total	9,347.80	3,758.48	9,291.92	54,251,443	54,251,443

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Non-Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Parking Lot	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083200	0.023600	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
NaturalGas Mitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
NaturalGas Unmitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,291.2945**	**0.1104**	**0.0192**	**2,299.7773**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,291.2945**	**0.1104**	**0.0192**	**2,299.7773**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Unmitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	109.7824	0.5619	0.0140	128.0092
Unmitigated	109.7824	0.5619	0.0140	128.0092

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.7824**	**0.5619**	**0.0140**	**128.0092**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.7824**	**0.5619**	**0.0140**	**128.0092**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	839.5706	49.6172	0.0000	2,080.0007
Unmitigated	839.5706	49.6172	0.0000	2,080.0007

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/ Backhoes	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Total	**0.2936**	**2.3525**	**2.1828**	**9.2700e-003**		**0.0901**	**0.0901**		**0.0829**	**0.0829**	**0.0000**	**813.4929**	**813.4929**	**0.2631**	**0.0000**	**820.0704**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - General Light Industrial Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for the 2027

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of 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) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.53
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.86
tblVehicleTrips	SU_TR	0.00	1.07
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
Total	**3.3414**	**12.7431**	**14.2611**	**0.0955**	**6.1138**	**0.2133**	**6.3270**	**1.6760**	**0.2058**	**1.8818**	**126.1222**	**10,634.4290**	**10,760.5512**	**7.7519**	**0.9420**	**11,235.0698**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
Total	**3.3414**	**12.7431**	**14.2611**	**0.0955**	**6.1138**	**0.2133**	**6.3270**	**1.6760**	**0.2058**	**1.8818**	**126.1222**	**10,634.4290**	**10,760.5512**	**7.7519**	**0.9420**	**11,235.0698**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Unmitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,073.8157**	**0.0518**	**9.0000e-003**	**1,077.7911**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,073.8157**	**0.0518**	**9.0000e-003**	**1,077.7911**

6.0 Area Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.4216	0.0278	6.9000e-004	6.3218
Unmitigated	5.4216	0.0278	6.9000e-004	6.3218

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4216**	**0.0278**	**6.9000e-004**	**6.3218**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4216**	**0.0278**	**6.9000e-004**	**6.3218**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	125.8544	7.4378	0.0000	311.7989
Unmitigated	125.8544	7.4378	0.0000	311.7989

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

9.0 Operational Offroad

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Total	**0.0367**	**0.2941**	**0.2729**	**1.1600e-003**		**0.0113**	**0.0113**		**0.0104**	**0.0104**	**0.0000**	**101.6866**	**101.6866**	**0.0329**	**0.0000**	**102.5088**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX 4.5:

CALEEMOD PHASE 3 (COMMERCIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Go Kart Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	77.00	1000sqft	1.77	77,000.00	0

1.2 Other Project Characteristics

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

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Energy	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	298.2120	298.2120	0.0105	3.8200e-003	299.6137
Mobile	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Waste						0.0000	0.0000		0.0000	0.0000	89.0927	0.0000	89.0927	5.2652	0.0000	220.7235
Water						0.0000	0.0000		0.0000	0.0000	0.3384	3.4309	3.7692	0.0349	8.5000e-004	4.8953
Total	**0.6453**	**0.5459**	**2.9530**	**7.1300e-003**	**0.7369**	**0.0144**	**0.7513**	**0.1968**	**0.0141**	**0.2109**	**89.4311**	**914.9696**	**1,004.4007**	**5.3449**	**0.0361**	**1,148.7914**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Energy	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	298.2120	298.2120	0.0105	3.8200e-003	299.6137
Mobile	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Waste						0.0000	0.0000		0.0000	0.0000	89.0927	0.0000	89.0927	5.2652	0.0000	220.7235
Water						0.0000	0.0000		0.0000	0.0000	0.3384	3.4309	3.7692	0.0349	8.5000e-004	4.8953
Total	**0.6453**	**0.5459**	**2.9530**	**7.1300e-003**	**0.7369**	**0.0144**	**0.7513**	**0.1968**	**0.0141**	**0.2109**	**89.4311**	**914.9696**	**1,004.4007**	**5.3449**	**0.0361**	**1,148.7914**

	ROG	NOx	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Unmitigated	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	522.00	1,606.99	2058.21	1,949,324	1,949,324
Total	522.00	1,606.99	2,058.21	1,949,324	1,949,324

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.3676	165.3676	7.9700e-003	1.3900e-003	165.9798
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.3676	165.3676	7.9700e-003	1.3900e-003	165.9798
NaturalGas Mitigated	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
NaturalGas Unmitigated	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	2.48941e+006	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
Total		**0.0134**	**0.1220**	**0.1025**	**7.3000e-004**		**9.2700e-003**	**9.2700e-003**		**9.2700e-003**	**9.2700e-003**	**0.0000**	**132.8444**	**132.8444**	**2.5500e-003**	**2.4400e-003**	**133.6338**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	2.48941e+006	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
Total		**0.0134**	**0.1220**	**0.1025**	**7.3000e-004**		**9.2700e-003**	**9.2700e-003**		**9.2700e-003**	**9.2700e-003**	**0.0000**	**132.8444**	**132.8444**	**2.5500e-003**	**2.4400e-003**	**133.6338**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	763840	165.3676	7.9700e-003	1.3900e-003	165.9798
Total		**165.3676**	**7.9700e-003**	**1.3900e-003**	**165.9798**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	763840	165.3676	7.9700e-003	1.3900e-003	165.9798
Total		**165.3676**	**7.9700e-003**	**1.3900e-003**	**165.9798**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Unmitigated	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2782					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Total	**0.3140**	**1.0000e-005**	**9.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.9100e-003**	**1.9100e-003**	**0.0000**	**0.0000**	**2.0400e-003**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2782					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Total	**0.3140**	**1.0000e-005**	**9.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.9100e-003**	**1.9100e-003**	**0.0000**	**0.0000**	**2.0400e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.7692	0.0349	8.5000e-004	4.8953
Unmitigated	3.7692	0.0349	8.5000e-004	4.8953

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
Total		**3.7692**	**0.0349**	**8.5000e-004**	**4.8953**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
Total		**3.7692**	**0.0349**	**8.5000e-004**	**4.8953**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	89.0927	5.2652	0.0000	220.7235
Unmitigated	89.0927	5.2652	0.0000	220.7235

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	438.9	89.0927	5.2652	0.0000	220.7235
Total		**89.0927**	**5.2652**	**0.0000**	**220.7235**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	438.9	89.0927	5.2652	0.0000	220.7235
Total		**89.0927**	**5.2652**	**0.0000**	**220.7235**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	893.45	1000sqft	20.51	893,452.00	0
Golf Course	36.00	Hole	1.01	44,000.00	0
Health Club	40.00	1000sqft	0.92	40,000.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Hotel	125.00	Room	4.17	181,500.00	0
Quality Restaurant	15.00	1000sqft	0.34	15,000.00	0

1.2 Other Project Characteristics

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	0.00
tblLandUse	LandUseSquareFeet	0.00	44,000.00
tblLandUse	LotAcreage	251.32	1.01
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	43.00	39.00
tblVehicleTrips	PB_TP	44.00	41.00
tblVehicleTrips	PR_TP	37.00	61.00
tblVehicleTrips	PR_TP	38.00	59.00
tblVehicleTrips	ST_TR	122.40	111.79
tblVehicleTrips	ST_TR	8.19	6.55
tblVehicleTrips	ST_TR	90.04	83.46
tblVehicleTrips	SU_TR	142.64	130.27
tblVehicleTrips	SU_TR	5.95	4.76
tblVehicleTrips	SU_TR	71.97	66.71
tblVehicleTrips	WD_TR	30.38	3.33
tblVehicleTrips	WD_TR	32.93	11.60

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Energy	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	2,152.8026	2,152.8026	0.0724	0.0288	2,163.1953
Mobile	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Waste						0.0000	0.0000		0.0000	0.0000	100.1618	0.0000	100.1618	5.9194	0.0000	248.1467
Water						0.0000	0.0000		0.0000	0.0000	5.2246	52.9756	58.2002	0.5392	0.0131	75.5877
Total	**2.7743**	**3.0700**	**14.8003**	**0.0371**	**3.5862**	**0.1007**	**3.6869**	**0.9578**	**0.0991**	**1.0569**	**105.3865**	**5,193.2053**	**5,298.5917**	**6.6991**	**0.1959**	**5,524.4557**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Energy	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	2,152.8026	2,152.8026	0.0724	0.0288	2,163.1953
Mobile	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Waste						0.0000	0.0000		0.0000	0.0000	100.1618	0.0000	100.1618	5.9194	0.0000	248.1467
Water						0.0000	0.0000		0.0000	0.0000	5.2246	52.9756	58.2002	0.5392	0.0131	75.5877
Total	**2.7743**	**3.0700**	**14.8003**	**0.0371**	**3.5862**	**0.1007**	**3.6869**	**0.9578**	**0.0991**	**1.0569**	**105.3865**	**5,193.2053**	**5,298.5917**	**6.6991**	**0.1959**	**5,524.4557**

	ROG	NOx	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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 20.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Unmitigated	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,071.3856	1,071.3856	0.0516	8.9800e-003	1,075.3520
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,071.3856	1,071.3856	0.0516	8.9800e-003	1,075.3520
NaturalGas Mitigated	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,081.4170	1,081.4170	0.0207	0.0198	1,087.8434
NaturalGas Unmitigated	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,081.4170	1,081.4170	0.0207	0.0198	1,087.8434

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	1.2932e+006	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
High Turnover (Sit Down Restaurant)	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Hotel	1.0792e+007	0.0582	0.5290	0.4444	3.1700e-003		0.0402	0.0402		0.0402	0.0402	0.0000	575.9017	575.9017	0.0110	0.0106	579.3240
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Total		**0.1093**	**0.9934**	**0.8345**	**5.9500e-003**		**0.0755**	**0.0755**		**0.0755**	**0.0755**	**0.0000**	**1,081.4170**	**1,081.4170**	**0.0207**	**0.0198**	**1,087.8434**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	1.2932e+006	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
High Turnover (Sit Down Restaurant)	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Hotel	1.0792e+007	0.0582	0.5290	0.4444	3.1700e-003		0.0402	0.0402		0.0402	0.0402	0.0000	575.9017	575.9017	0.0110	0.0106	579.3240
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Total		**0.1093**	**0.9934**	**0.8345**	**5.9500e-003**		**0.0755**	**0.0755**		**0.0755**	**0.0755**	**0.0000**	**1,081.4170**	**1,081.4170**	**0.0207**	**0.0198**	**1,087.8434**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	396800	85.9053	4.1400e-003	7.2000e-004	86.2233
High Turnover (Sit Down Restaurant)	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Hotel	3.16718e+006	685.6779	0.0330	5.7500e-003	688.2164
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Total		**1,071.3856**	**0.0516**	**8.9900e-003**	**1,075.3520**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	396800	85.9053	4.1400e-003	7.2000e-004	86.2233
High Turnover (Sit Down Restaurant)	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Hotel	3.16718e+006	685.6779	0.0330	5.7500e-003	688.2164
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Total		**1,071.3856**	**0.0516**	**8.9900e-003**	**1,075.3520**

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	tons/yr										MT/yr					
Mitigated	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Unmitigated	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1290					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3200e-003	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Total	**1.0973**	**1.3000e-004**	**0.0143**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0279**	**0.0279**	**7.0000e-005**	**0.0000**	**0.0297**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1290					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3200e-003	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Total	**1.0973**	**1.3000e-004**	**0.0143**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0279**	**0.0279**	**7.0000e-005**	**0.0000**	**0.0297**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	58.2002	0.5392	0.0131	75.5877
Unmitigated	58.2002	0.5392	0.0131	75.5877

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	12.9847 / 2.14774	45.8891	0.4251	0.0103	59.5986
Health Club	0.554044 / 0.0916426	1.9580	0.0181	4.4000e-004	2.5430
High Turnover (Sit Down Restaurant)	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Hotel	2.51397 / 0.415824	8.8846	0.0823	2.0000e-003	11.5389
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Total		**58.2002**	**0.5392**	**0.0131**	**75.5877**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	12.9847 / 2.14774	45.8891	0.4251	0.0103	59.5986
Health Club	0.554044 / 0.0916426	1.9580	0.0181	4.4000e-004	2.5430
High Turnover (Sit Down Restaurant)	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Hotel	2.51397 / 0.415824	8.8846	0.0823	2.0000e-003	11.5389
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Total		**58.2002**	**0.5392**	**0.0131**	**75.5877**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	100.1618	5.9194	0.0000	248.1467
Unmitigated	100.1618	5.9194	0.0000	248.1467

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	4.8	0.9744	0.0576	0.0000	2.4139
Health Club	228	46.2819	2.7352	0.0000	114.6616
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Hotel	68.44	13.8927	0.8210	0.0000	34.4186
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	13.69	2.7790	0.1642	0.0000	6.8847
Total		**100.1618**	**5.9194**	**0.0000**	**248.1467**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	4.8	0.9744	0.0576	0.0000	2.4139
Health Club	228	46.2819	2.7352	0.0000	114.6616
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Hotel	68.44	13.8927	0.8210	0.0000	34.4186
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	13.69	2.7790	0.1642	0.0000	6.8847
Total		**100.1618**	**5.9194**	**0.0000**	**248.1467**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Rock Climbing Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

1.2 Other Project Characteristics

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	360,128.35
tblWater	OutdoorWaterUseRate	942,474.62	59,567.07

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	100.6950	100.6950	3.5500e-003	1.2900e-003	101.1683
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.1143	1.1585	1.2727	0.0118	2.9000e-004	1.6530
Total	**0.2811**	**0.2687**	**1.5641**	**3.6800e-003**	**0.3955**	**5.8900e-003**	**0.4014**	**0.1056**	**5.7200e-003**	**0.1113**	**30.1975**	**430.9964**	**461.1939**	**1.8116**	**0.0185**	**511.9854**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	100.6950	100.6950	3.5500e-003	1.2900e-003	101.1683
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.1143	1.1585	1.2727	0.0118	2.9000e-004	1.6530
Total	**0.2811**	**0.2687**	**1.5641**	**3.6800e-003**	**0.3955**	**5.8900e-003**	**0.4014**	**0.1056**	**5.7200e-003**	**0.1113**	**30.1975**	**430.9964**	**461.1939**	**1.8116**	**0.0185**	**511.9854**

	ROG	NOx	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

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Unmitigated	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	542.62	694.98	1,046,110	1,046,110
Total	426.00	542.62	694.98	1,046,110	1,046,110

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.8384	55.8384	2.6900e-003	4.7000e-004	56.0451
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.8384	55.8384	2.6900e-003	4.7000e-004	56.0451
NaturalGas Mitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
NaturalGas Unmitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	840580	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
Total		**4.5300e-003**	**0.0412**	**0.0346**	**2.5000e-004**		**3.1300e-003**	**3.1300e-003**		**3.1300e-003**	**3.1300e-003**	**0.0000**	**44.8566**	**44.8566**	**8.6000e-004**	**8.2000e-004**	**45.1231**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	840580	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
Total		**4.5300e-003**	**0.0412**	**0.0346**	**2.5000e-004**		**3.1300e-003**	**3.1300e-003**		**3.1300e-003**	**3.1300e-003**	**0.0000**	**44.8566**	**44.8566**	**8.6000e-004**	**8.2000e-004**	**45.1231**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257920	55.8384	2.6900e-003	4.7000e-004	56.0451
Total		**55.8384**	**2.6900e-003**	**4.7000e-004**	**56.0451**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257920	55.8384	2.6900e-003	4.7000e-004	56.0451
Total		**55.8384**	**2.6900e-003**	**4.7000e-004**	**56.0451**

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	tons/yr										MT/yr					
Mitigated	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Unmitigated	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0940					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Total	**0.1060**	**0.0000**	**3.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.5000e-004**	**6.5000e-004**	**0.0000**	**0.0000**	**6.9000e-004**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0940					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Total	**0.1060**	**0.0000**	**3.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.5000e-004**	**6.5000e-004**	**0.0000**	**0.0000**	**6.9000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.2727	0.0118	2.9000e-004	1.6530
Unmitigated	1.2727	0.0118	2.9000e-004	1.6530

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
Total		**1.2727**	**0.0118**	**2.9000e-004**	**1.6530**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
Total		**1.2727**	**0.0118**	**2.9000e-004**	**1.6530**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	30.0833	1.7779	0.0000	74.5300
Unmitigated	30.0833	1.7779	0.0000	74.5300

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
Total		**30.0833**	**1.7779**	**0.0000**	**74.5300**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
Total		**30.0833**	**1.7779**	**0.0000**	**74.5300**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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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)

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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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	332,426.17
tblWater	OutdoorWaterUseRate	869,976.57	54,984.98

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	92.9492	92.9492	3.2800e-003	1.1900e-003	93.3861
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.1055	1.0694	1.1748	0.0109	2.6000e-004	1.5258
Total	**0.2511**	**0.2368**	**1.3684**	**3.2300e-003**	**0.3455**	**5.3100e-003**	**0.3508**	**0.0923**	**5.1500e-003**	**0.0974**	**27.8746**	**381.6035**	**409.4781**	**1.6713**	**0.0162**	**456.0916**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	92.9492	92.9492	3.2800e-003	1.1900e-003	93.3861
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.1055	1.0694	1.1748	0.0109	2.6000e-004	1.5258
Total	**0.2511**	**0.2368**	**1.3684**	**3.2300e-003**	**0.3455**	**5.3100e-003**	**0.3508**	**0.0923**	**5.1500e-003**	**0.0974**	**27.8746**	**381.6035**	**409.4781**	**1.6713**	**0.0162**	**456.0916**

	ROG	NOx	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Unmitigated	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.00	500.88	641.52	914,026	914,026
Total	360.00	500.88	641.52	914,026	914,026

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.5432	51.5432	2.4800e-003	4.3000e-004	51.7340
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.5432	51.5432	2.4800e-003	4.3000e-004	51.7340
NaturalGas Mitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
NaturalGas Unmitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	775920	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
Total		**4.1800e-003**	**0.0380**	**0.0320**	**2.3000e-004**		**2.8900e-003**	**2.8900e-003**		**2.8900e-003**	**2.8900e-003**	**0.0000**	**41.4061**	**41.4061**	**7.9000e-004**	**7.6000e-004**	**41.6521**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	775920	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
Total		**4.1800e-003**	**0.0380**	**0.0320**	**2.3000e-004**		**2.8900e-003**	**2.8900e-003**		**2.8900e-003**	**2.8900e-003**	**0.0000**	**41.4061**	**41.4061**	**7.9000e-004**	**7.6000e-004**	**41.6521**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	238080	51.5432	2.4800e-003	4.3000e-004	51.7340
Total		**51.5432**	**2.4800e-003**	**4.3000e-004**	**51.7340**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	238080	51.5432	2.4800e-003	4.3000e-004	51.7340
Total		**51.5432**	**2.4800e-003**	**4.3000e-004**	**51.7340**

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	tons/yr										MT/yr					
Mitigated	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Unmitigated	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0867					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Total	**0.0979**	**0.0000**	**3.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.0000e-004**	**6.0000e-004**	**0.0000**	**0.0000**	**6.3000e-004**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0867					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Total	**0.0979**	**0.0000**	**3.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.0000e-004**	**6.0000e-004**	**0.0000**	**0.0000**	**6.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1748	0.0109	2.6000e-004	1.5258
Unmitigated	1.1748	0.0109	2.6000e-004	1.5258

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
Total		**1.1748**	**0.0109**	**2.6000e-004**	**1.5258**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
Total		**1.1748**	**0.0109**	**2.6000e-004**	**1.5258**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	27.7692	1.6411	0.0000	68.7969
Unmitigated	27.7692	1.6411	0.0000	68.7969

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		**27.7692**	**1.6411**	**0.0000**	**68.7969**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		**27.7692**	**1.6411**	**0.0000**	**68.7969**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX 4.6:

EMFAC2017 EMISSIONS INVENTORY

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Sub-Area
Region: Riverside (SC)
Calendar Year: 2022
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2022	HHDT	Aggregate	Aggregate	Gasoline	6.576938112	153457.8614	36.38308143	36383.08143	86338603.49	153457.8614	609730316.4	7.06	HHDT
Riverside (SC)	2022	HHDT	Aggregate	Aggregate	Diesel	15714.36952	606232799.9	84894.0389	84894038.9		606232799.9			
Riverside (SC)	2022	HHDT	Aggregate	Aggregate	Natural Gas	263.7933161	3344058.656	1408.18151	1408181.51		3344058.656			
Riverside (SC)	2022	LDA	Aggregate	Aggregate	Gasoline	581991.6725	8224182944	255876.5259	255876525.9	257472567.5	8224182944	8437175826	32.77	LDA
Riverside (SC)	2022	LDA	Aggregate	Aggregate	Diesel	5627.648407	83145410.99	1596.041638	1596041.638		83145410.99			
Riverside (SC)	2022	LDA	Aggregate	Aggregate	Electricity	9519.079074	129847470.9	0	0		129847470.9			
Riverside (SC)	2022	LDT1	Aggregate	Aggregate	Gasoline	60037.51621	784889608.4	28670.08786	28670087.86	28678196.65	784889608.4	790148273.6	27.55	LDT1
Riverside (SC)	2022	LDT1	Aggregate	Aggregate	Diesel	27.76404389	208778.8044	8.108788608	8108.788608		208778.8044			
Riverside (SC)	2022	LDT1	Aggregate	Aggregate	Electricity	356.2042589	5049886.408	0	0		5049886.408			
Riverside (SC)	2022	LDT2	Aggregate	Aggregate	Gasoline	182118.8677	2486397650	96428.35184	96428351.84	96853535.07	2486397650	2521171664	26.03	LDT2
Riverside (SC)	2022	LDT2	Aggregate	Aggregate	Diesel	1054.483634	16665909.69	425.1832295	425183.2295		16665909.69			
Riverside (SC)	2022	LDT2	Aggregate	Aggregate	Electricity	1677.633962	18108104.13	0	0		18108104.13			
Riverside (SC)	2022	LHDT1	Aggregate	Aggregate	Gasoline	15417.55767	163201148.4	15108.11893	15108118.93	23387437.93	163201148.4	336574881.3	14.39	LHDT1
Riverside (SC)	2022	LHDT1	Aggregate	Aggregate	Diesel	15837.49513	173373732.9	8279.318992	8279318.992		173373732.9			
Riverside (SC)	2022	LHDT2	Aggregate	Aggregate	Gasoline	2252.42518	24026208.75	2542.009363	2542009.363	6051733.364	24026208.75	91253583.76	15.08	LHDT2
Riverside (SC)	2022	LHDT2	Aggregate	Aggregate	Diesel	6123.275766	67227375.01	3509.724001	3509724.001		67227375.01			
Riverside (SC)	2022	MCY	Aggregate	Aggregate	Gasoline	28171.90267	62796448.34	1655.586212	1655586.212	1655586.212	62796448.34	62796448.34	37.93	MCY
Riverside (SC)	2022	MDV	Aggregate	Aggregate	Gasoline	154199.5457	1942294285	94789.21819	94789218.19	96446076.25	1942294285	2000039012	20.74	MDV
Riverside (SC)	2022	MDV	Aggregate	Aggregate	Diesel	3261.4865	47596581.84	1656.858052	1656858.052		47596581.84			
Riverside (SC)	2022	MDV	Aggregate	Aggregate	Electricity	916.717804	10148145.12	0	0		10148145.12			
Riverside (SC)	2022	MH	Aggregate	Aggregate	Gasoline	4849.122996	12414677.16	2406.257705	2406257.705	2875800.063	12414677.16	17521753.84	6.09	MH
Riverside (SC)	2022	MH	Aggregate	Aggregate	Diesel	1986.085476	5107076.677	469.5423575	469542.3575		5107076.677			
Riverside (SC)	2022	MHDT	Aggregate	Aggregate	Gasoline	1326.926938	17674320.91	3359.446933	3359446.933	24049505.3	17674320.91	248635402	10.34	MHDT
Riverside (SC)	2022	MHDT	Aggregate	Aggregate	Diesel	11907.6705	230961081.1	20690.05836	20690058.36		230961081.1			
Riverside (SC)	2022	OBUS	Aggregate	Aggregate	Gasoline	438.8357563	4993518.807	967.2190429	967219.0429	1483181.022	4993518.807	9603790.146	6.48	OBUS
Riverside (SC)	2022	OBUS	Aggregate	Aggregate	Diesel	222.2197269	4610271.339	515.9619792	515961.9792		4610271.339			
Riverside (SC)	2022	SBUS	Aggregate	Aggregate	Gasoline	417.9532809	4815312.165	544.2910283	544291.0283	1708055.084	4815312.165	13640990.38	7.99	SBUS
Riverside (SC)	2022	SBUS	Aggregate	Aggregate	Diesel	852.548169	8825678.217	1163.764056	1163764.056		8825678.217			
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Gasoline	164.4551683	7571499.764	1228.231474	1228231.474	3307606.769	7571499.764	16372886.42	4.95	UBUS
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Diesel	1.105797941	19153.01246	2.147195041	2147.195041		19153.01246			
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Natural Gas	204.1188773	8781824.334	2077.2281	2077228.1		8781824.334			

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Sub-Area
Region: Riverside (SC)
Calendar Year: 2023
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2023	HHDT	Aggregate	Aggregate	Gasoline	6.287048944	153937.6255	35.55040317	35550.40317	83956073.71	153937.6255	624266409.2	7.44	HHDT
Riverside (SC)	2023	HHDT	Aggregate	Aggregate	Diesel	15994.29576	620335254.9	82353.42203	82353422.03		620335254.9			
Riverside (SC)	2023	HHDT	Aggregate	Aggregate	Natural Gas	297.8339277	3777216.619	1567.101271	1567101.271		3777216.619			
Riverside (SC)	2023	LDA	Aggregate	Aggregate	Gasoline	600073.2625	8365084572	253390.156	253390156	255027967.5	8365084572	8616394452	33.79	LDA
Riverside (SC)	2023	LDA	Aggregate	Aggregate	Diesel	6022.455725	87471276.92	1637.811474	1637811.474		87471276.92			
Riverside (SC)	2023	LDA	Aggregate	Aggregate	Electricity	11812.58063	163838603.3	0	0		163838603.3			
Riverside (SC)	2023	LDT1	Aggregate	Aggregate	Gasoline	61620.9911	799977533.2	28439.50607	28439506.07	28446990.16	799977533.2	807387761	28.38	LDT1
Riverside (SC)	2023	LDT1	Aggregate	Aggregate	Diesel	25.82294405	195899.1133	7.484089094	7484.089094		195899.1133			
Riverside (SC)	2023	LDT1	Aggregate	Aggregate	Electricity	500.2265064	7214328.719	0	0		7214328.719			
Riverside (SC)	2023	LDT2	Aggregate	Aggregate	Gasoline	186844.1926	2523160631	94460.38646	94460386.46	94911274.58	2523160631	2564584260	27.02	LDT2
Riverside (SC)	2023	LDT2	Aggregate	Aggregate	Diesel	1179.189513	18179036.69	450.888116	450888.116		18179036.69			
Riverside (SC)	2023	LDT2	Aggregate	Aggregate	Electricity	2202.047417	23244591.93	0	0		23244591.93			
Riverside (SC)	2023	LHDT1	Aggregate	Aggregate	Gasoline	15202.19219	160036544.4	14645.65687	14645656.87	22712976.52	160036544.4	331139011.1	14.58	LHDT1
Riverside (SC)	2023	LHDT1	Aggregate	Aggregate	Diesel	15878.17916	171102466.7	8067.31965	8067319.65		171102466.7			
Riverside (SC)	2023	LHDT2	Aggregate	Aggregate	Gasoline	2254.447347	23819917.55	2491.847218	2491847.218	5925383.012	23819917.55	90400247.11	15.26	LHDT2
Riverside (SC)	2023	LHDT2	Aggregate	Aggregate	Diesel	6182.746468	66580329.56	3433.535795	3433535.795		66580329.56			
Riverside (SC)	2023	MCY	Aggregate	Aggregate	Gasoline	28475.24545	62139045.86	1639.73057	1639730.57	1639730.57	62139045.86	62139045.86	37.90	MCY
Riverside (SC)	2023	MDV	Aggregate	Aggregate	Gasoline	154204.1049	1919857377	90781.78682	90781786.82	92469161.97	1919857377	1983892786	21.45	MDV
Riverside (SC)	2023	MDV	Aggregate	Aggregate	Diesel	3492.231312	49837792.99	1687.375147	1687375.147		49837792.99			
Riverside (SC)	2023	MDV	Aggregate	Aggregate	Electricity	1314.447545	14197616.87	0	0		14197616.87			
Riverside (SC)	2023	MH	Aggregate	Aggregate	Gasoline	4646.002839	11786716.04	2262.850071	2262850.071	2716664.402	11786716.04	16757390.07	6.17	MH
Riverside (SC)	2023	MH	Aggregate	Aggregate	Diesel	1979.944695	4970674.029	453.8143312	453814.3312		4970674.029			
Riverside (SC)	2023	MHDT	Aggregate	Aggregate	Gasoline	1361.919314	18155961.42	3400.73407	3400734.07	23439444.62	18155961.42	251707089.5	10.74	MHDT
Riverside (SC)	2023	MHDT	Aggregate	Aggregate	Diesel	11600.10675	233551128.1	20038.71055	20038710.55		233551128.1			
Riverside (SC)	2023	OBUS	Aggregate	Aggregate	Gasoline	437.8068702	4892382.41	934.9605215	934960.5215	1447125.767	4892382.41	9596664.79	6.63	OBUS
Riverside (SC)	2023	OBUS	Aggregate	Aggregate	Diesel	221.7033657	4704282.38	512.1652457	512165.2457		4704282.38			
Riverside (SC)	2023	SBUS	Aggregate	Aggregate	Gasoline	428.8888994	4875379.461	549.2707658	549270.7658	1727264.498	4875379.461	13916051.77	8.06	SBUS
Riverside (SC)	2023	SBUS	Aggregate	Aggregate	Diesel	872.8772386	9040672.31	1177.993732	1177993.732		9040672.31			
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Gasoline	165.4254964	7616173.577	1224.574262	1224574.262	3317084.96	7616173.577	16469490.69	4.97	UBUS
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410265377	410.2653772		3818.605614			
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Natural Gas	206.2939379	8849089.206	2092.100433	2092100.433		8849089.206			

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Sub-Area
Region: Riverside (SC)
Calendar Year: 2024
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2024	HHDT	Aggregate	Aggregate	Gasoline	6.027894532	156067.452	34.91407094	34914.07094	84785422.35	156067.452	639195735	7.54	HHDT
Riverside (SC)	2024	HHDT	Aggregate	Aggregate	Diesel	16452.58246	634825371.9	83031.97754	83031977.54		634825371.9			
Riverside (SC)	2024	HHDT	Aggregate	Aggregate	Natural Gas	332.158218	4214295.65	1718.530739	1718530.739		4214295.65			
Riverside (SC)	2024	LDA	Aggregate	Aggregate	Gasoline	617514.3579	8494156285	250350.369	250350369	252019374.3	8494156285	8788942835	34.87	LDA
Riverside (SC)	2024	LDA	Aggregate	Aggregate	Diesel	6395.726935	91453928.73	1669.005322	1669005.322		91453928.73			
Riverside (SC)	2024	LDA	Aggregate	Aggregate	Electricity	14425.0696	203332621	0	0		203332621			
Riverside (SC)	2024	LDT1	Aggregate	Aggregate	Gasoline	63219.76211	814421895.3	28168.45428	28168454.28	28175397.63	814421895.3	824288830.7	29.26	LDT1
Riverside (SC)	2024	LDT1	Aggregate	Aggregate	Diesel	24.10721025	185164.7943	6.943342769	6943.342769		185164.7943			
Riverside (SC)	2024	LDT1	Aggregate	Aggregate	Electricity	661.8262843	9681770.624	0	0		9681770.624			
Riverside (SC)	2024	LDT2	Aggregate	Aggregate	Gasoline	191595.1165	2559175496	92493.83301	92493833.01	92964376.5	2559175496	2607513287	28.05	LDT2
Riverside (SC)	2024	LDT2	Aggregate	Aggregate	Diesel	1293.932614	19542069.73	470.5434846	470543.4846		19542069.73			
Riverside (SC)	2024	LDT2	Aggregate	Aggregate	Electricity	2788.874311	28795720.7	0	0		28795720.7			
Riverside (SC)	2024	LHDT1	Aggregate	Aggregate	Gasoline	15013.79924	157356879.3	14199.49484	14199494.84	22056713.23	157356879.3	326408337.1	14.80	LHDT1
Riverside (SC)	2024	LHDT1	Aggregate	Aggregate	Diesel	15906.59016	169051457.8	7857.218387	7857218.387		169051457.8			
Riverside (SC)	2024	LHDT2	Aggregate	Aggregate	Gasoline	2255.583712	23637016.09	2438.901969	2438901.969	5796238.909	23637016.09	89605312.35	15.46	LHDT2
Riverside (SC)	2024	LHDT2	Aggregate	Aggregate	Diesel	6233.384608	65968296.27	3357.33694	3357336.94		65968296.27			
Riverside (SC)	2024	MCY	Aggregate	Aggregate	Gasoline	28768.15998	61601371.5	1626.832326	1626832.326	1626832.326	61601371.5	61601371.5	37.87	MCY
Riverside (SC)	2024	MDV	Aggregate	Aggregate	Gasoline	154289.1501	1900940688	86992.29115	86992291.15	88700698.08	1900940688	1971396478	22.23	MDV
Riverside (SC)	2024	MDV	Aggregate	Aggregate	Diesel	3716.540326	51906945.78	1708.406932	1708406.932		51906945.78			
Riverside (SC)	2024	MDV	Aggregate	Aggregate	Electricity	1759.655155	18548844.25	0	0		18548844.25			
Riverside (SC)	2024	MH	Aggregate	Aggregate	Gasoline	4447.773714	11225946.13	2123.326898	2123326.898	2562756.998	11225946.13	16076182.11	6.27	MH
Riverside (SC)	2024	MH	Aggregate	Aggregate	Diesel	1971.591273	4850235.983	439.4301004	439430.1004		4850235.983			
Riverside (SC)	2024	MHDT	Aggregate	Aggregate	Gasoline	1398.543137	18620000.87	3416.307123	3416307.123	23383978.6	18620000.87	255043840.6	10.91	MHDT
Riverside (SC)	2024	MHDT	Aggregate	Aggregate	Diesel	12021.28574	236423839.7	19967.67148	19967671.48		236423839.7			
Riverside (SC)	2024	OBUS	Aggregate	Aggregate	Gasoline	436.1488407	4803704.731	900.5610906	900561.0906	1416746.915	4803704.731	9597897.108	6.77	OBUS
Riverside (SC)	2024	OBUS	Aggregate	Aggregate	Diesel	228.3141363	4794192.377	516.1858245	516185.8245		4794192.377			
Riverside (SC)	2024	SBUS	Aggregate	Aggregate	Gasoline	439.6915571	4935952.059	553.2992785	553299.2785	1744447.692	4935952.059	14201943.43	8.14	SBUS
Riverside (SC)	2024	SBUS	Aggregate	Aggregate	Diesel	894.0425814	9265991.371	1191.148413	1191148.413		9265991.371			
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Gasoline	166.3958246	7660847.389	1193.289294	1193289.294	3299057.329	7660847.389	16566094.97	5.02	UBUS
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Natural Gas	207.5051617	8901019.67	2105.357749	2105357.749		8901019.67			

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Sub-Area
Region: Riverside (SC)
Calendar Year: 2025
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2025	HHDT	Aggregate	Aggregate	Gasoline	5.917085626	160020.2459	34.82103233	34821.03233	85107475.89	160020.2459	651887500.8	7.66	HHDT
Riverside (SC)	2025	HHDT	Aggregate	Aggregate	Diesel	16787.91989	647069773.5	83204.36701	83204367.01		647069773.5			
Riverside (SC)	2025	HHDT	Aggregate	Aggregate	Natural Gas	366.9607711	4657707.051	1868.287847	1868287.847		4657707.051			
Riverside (SC)	2025	LDA	Aggregate	Aggregate	Gasoline	634445.4088	8612355571	246698.7525	246698752.5	248387326.6	8612355571	8955688062	36.06	LDA
Riverside (SC)	2025	LDA	Aggregate	Aggregate	Diesel	6750.331621	95041494.65	1688.574086	1688574.086		95041494.65			
Riverside (SC)	2025	LDA	Aggregate	Aggregate	Electricity	17340.99834	248290996.8	0	0		248290996.8			
Riverside (SC)	2025	LDT1	Aggregate	Aggregate	Gasoline	64862.57189	828519023.3	27853.88539	27853885.39	27860251.24	828519023.3	841139989.7	30.19	LDT1
Riverside (SC)	2025	LDT1	Aggregate	Aggregate	Diesel	22.09264048	173779.1645	6.365855263	6365.855263		173779.1645			
Riverside (SC)	2025	LDT1	Aggregate	Aggregate	Electricity	840.0670631	12447187.23	0	0		12447187.23			
Riverside (SC)	2025	LDT2	Aggregate	Aggregate	Gasoline	196401.0012	2594508233	90482.28545	90482285.45	90969752.57	2594508233	2650043236	29.13	LDT2
Riverside (SC)	2025	LDT2	Aggregate	Aggregate	Diesel	1411.82251	20833451.1	487.4671193	487467.1193		20833451.1			
Riverside (SC)	2025	LDT2	Aggregate	Aggregate	Electricity	3434.450512	34701551.83	0	0		34701551.83			
Riverside (SC)	2025	LHDT1	Aggregate	Aggregate	Gasoline	14855.10977	155122294.1	13798.63004	13798630.04	21454660.02	155122294.1	322356589.3	15.03	LHDT1
Riverside (SC)	2025	LHDT1	Aggregate	Aggregate	Diesel	15929.66362	167234295.2	7656.02998	7656029.98		167234295.2			
Riverside (SC)	2025	LHDT2	Aggregate	Aggregate	Gasoline	2257.609118	23478949.57	2389.030287	2389030.287	5670357.746	23478949.57	88897017.93	15.68	LHDT2
Riverside (SC)	2025	LHDT2	Aggregate	Aggregate	Diesel	6279.413605	65418068.36	3281.327459	3281327.459		65418068.36			
Riverside (SC)	2025	MCY	Aggregate	Aggregate	Gasoline	29089.61205	61189723.24	1617.266141	1617266.141	1617266.141	61189723.24	61189723.24	37.84	MCY
Riverside (SC)	2025	MDV	Aggregate	Aggregate	Gasoline	154545.0839	1885757090	83390.91913	83390919.13	85111584.34	1885757090	1962742777	23.06	MDV
Riverside (SC)	2025	MDV	Aggregate	Aggregate	Diesel	3932.245175	53825198.72	1720.66521	1720665.21		53825198.72			
Riverside (SC)	2025	MDV	Aggregate	Aggregate	Electricity	2250.064657	23160488.33	0	0		23160488.33			
Riverside (SC)	2025	MH	Aggregate	Aggregate	Gasoline	4266.702301	10739032.8	2003.025706	2003025.706	2428026.017	10739032.8	15477420.65	6.37	MH
Riverside (SC)	2025	MH	Aggregate	Aggregate	Diesel	1959.172346	4738387.847	425.0003113	425000.3113		4738387.847			
Riverside (SC)	2025	MHDT	Aggregate	Aggregate	Gasoline	1438.72636	19092965.41	3438.94938	3438949.38	23244346.89	19092965.41	257240915.6	11.07	MHDT
Riverside (SC)	2025	MHDT	Aggregate	Aggregate	Diesel	12401.54695	238147950.2	19805.39751	19805397.51		238147950.2			
Riverside (SC)	2025	OBUS	Aggregate	Aggregate	Gasoline	435.7273524	4735145.003	871.3675498	871367.5498	1386161.877	4735145.003	9613441	6.94	OBUS
Riverside (SC)	2025	OBUS	Aggregate	Aggregate	Diesel	238.3575855	4878295.997	514.7943272	514794.3272		4878295.997			
Riverside (SC)	2025	SBUS	Aggregate	Aggregate	Gasoline	450.3676781	4996246.88	557.3115874	557311.5874	1762552.35	4996246.88	14500852.86	8.23	SBUS
Riverside (SC)	2025	SBUS	Aggregate	Aggregate	Diesel	916.0655598	9504605.983	1205.240763	1205240.763		9504605.983			
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Gasoline	167.3661527	7705521.202	1199.268746	1199268.746	3317318.237	7705521.202	16662699.25	5.02	UBUS
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Natural Gas	208.7163855	8952950.134	2117.639205	2117639.205		8952950.134			

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Sub-Area
Region: Riverside (SC)
Calendar Year: 2026
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2026	HHDT	Aggregate	Aggregate	Gasoline	5.82483796	165077.5511	35.03405462	35034.05462	85394919.2	165077.5511	665545595.3	7.79	HHDT
Riverside (SC)	2026	HHDT	Aggregate	Aggregate	Diesel	17083.81413	660273559.8	83342.43154	83342431.54		660273559.8			
Riverside (SC)	2026	HHDT	Aggregate	Aggregate	Natural Gas	402.3175028	5106958.004	2017.453601	2017453.601		5106958.004			
Riverside (SC)	2026	LDA	Aggregate	Aggregate	Gasoline	651147.465	8707734772	242870.4804	242870480.4	244567848.8	8707734772	9089944590	37.17	LDA
Riverside (SC)	2026	LDA	Aggregate	Aggregate	Diesel	7059.541079	98004465.35	1697.368336	1697368.336		98004465.35			
Riverside (SC)	2026	LDA	Aggregate	Aggregate	Electricity	20298.2527	284205352.4	0	0		284205352.4			
Riverside (SC)	2026	LDT1	Aggregate	Aggregate	Gasoline	66522.67995	840487690.3	27524.40736	27524407.36	27530154.81	840487690.3	855378571.6	31.07	LDT1
Riverside (SC)	2026	LDT1	Aggregate	Aggregate	Diesel	19.73089345	161250.8193	5.74745341	5747.45341		161250.8193			
Riverside (SC)	2026	LDT1	Aggregate	Aggregate	Electricity	1019.882466	14729630.48	0	0		14729630.48			
Riverside (SC)	2026	LDT2	Aggregate	Aggregate	Gasoline	201339.7824	2624915130	88571.48769	88571487.69	89072833.16	2624915130	2687257585	30.17	LDT2
Riverside (SC)	2026	LDT2	Aggregate	Aggregate	Diesel	1526.945467	21972564.14	501.3454666	501345.4666		21972564.14			
Riverside (SC)	2026	LDT2	Aggregate	Aggregate	Electricity	4085.302507	40369891.42	0	0		40369891.42			
Riverside (SC)	2026	LHDT1	Aggregate	Aggregate	Gasoline	14743.38645	153528611.6	13445.94884	13445948.84	20906436.51	153528611.6	319171147.9	15.27	LHDT1
Riverside (SC)	2026	LHDT1	Aggregate	Aggregate	Diesel	15939.14568	165642536.3	7460.487669	7460487.669		165642536.3			
Riverside (SC)	2026	LHDT2	Aggregate	Aggregate	Gasoline	2263.396072	23380872.75	2343.448639	2343448.639	5551107.911	23380872.75	88337197.2	15.91	LHDT2
Riverside (SC)	2026	LHDT2	Aggregate	Aggregate	Diesel	6320.853193	64956324.45	3207.659273	3207659.273		64956324.45			
Riverside (SC)	2026	MCY	Aggregate	Aggregate	Gasoline	29395.67138	60899765.44	1610.611666	1610611.666	1610611.666	60899765.44	60899765.44	37.81	MCY
Riverside (SC)	2026	MDV	Aggregate	Aggregate	Gasoline	155018.9554	1871315134	80058.99362	80058993.62	81785236.11	1871315134	1954400945	23.90	MDV
Riverside (SC)	2026	MDV	Aggregate	Aggregate	Diesel	4141.710337	55471835.53	1726.242484	1726242.484		55471835.53			
Riverside (SC)	2026	MDV	Aggregate	Aggregate	Electricity	2747.872474	27613975.13	0	0		27613975.13			
Riverside (SC)	2026	MH	Aggregate	Aggregate	Gasoline	4091.509535	10307720.5	1895.666809	1895666.809	2307514.137	10307720.5	14945600.99	6.48	MH
Riverside (SC)	2026	MH	Aggregate	Aggregate	Diesel	1944.315761	4637880.491	411.8473282	411847.3282		4637880.491			
Riverside (SC)	2026	MHDT	Aggregate	Aggregate	Gasoline	1481.7711	19572249.07	3466.933608	3466933.608	23127264.44	19572249.07	259646122.9	11.23	MHDT
Riverside (SC)	2026	MHDT	Aggregate	Aggregate	Diesel	12757.494	240073873.8	19660.33084	19660330.84		240073873.8			
Riverside (SC)	2026	OBUS	Aggregate	Aggregate	Gasoline	435.4596057	4687100.431	847.4558006	847455.8006	1361063.915	4687100.431	9647724.791	7.09	OBUS
Riverside (SC)	2026	OBUS	Aggregate	Aggregate	Diesel	247.4099266	4960624.36	513.6081145	513608.1145		4960624.36			
Riverside (SC)	2026	SBUS	Aggregate	Aggregate	Gasoline	460.8913111	5057682.676	561.4165345	561416.5345	1781060.003	5057682.676	14808706.11	8.31	SBUS
Riverside (SC)	2026	SBUS	Aggregate	Aggregate	Diesel	938.8998748	9751023.436	1219.643468	1219643.468		9751023.436			
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Gasoline	168.3364809	7750195.015	1155.666906	1155666.906	3285997.851	7750195.015	16759303.53	5.10	UBUS
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Natural Gas	209.9276093	9004880.599	2129.92066	2129920.66		9004880.599			

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Sub-Area
Region: Riverside (SC)
Calendar Year: 2027
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2027	HHDT	Aggregate	Aggregate	Gasoline	5.824994974	170876.8974	35.35728716	35357.28716	85642356.98	170876.8974	680252644.4	7.94	HHDT
Riverside (SC)	2027	HHDT	Aggregate	Aggregate	Diesel	17317.1916	674542995.2	83451.7288	83451728.8		674542995.2			
Riverside (SC)	2027	HHDT	Aggregate	Aggregate	Natural Gas	436.0898569	5538772.329	2155.270885	2155270.885		5538772.329			
Riverside (SC)	2027	LDA	Aggregate	Aggregate	Gasoline	667486.2408	8816488219	239887.3364	239887336.4	241595309.9	8816488219	9236023114	38.23	LDA
Riverside (SC)	2027	LDA	Aggregate	Aggregate	Diesel	7364.133335	100906885.5	1707.973479	1707973.479		100906885.5			
Riverside (SC)	2027	LDA	Aggregate	Aggregate	Electricity	23221.50103	318628009.6	0	0		318628009.6			
Riverside (SC)	2027	LDT1	Aggregate	Aggregate	Gasoline	68208.94838	853956936.9	27295.24787	27295247.87	27299811.35	853956936.9	870999084.6	31.90	LDT1
Riverside (SC)	2027	LDT1	Aggregate	Aggregate	Diesel	14.34904777	134964.1848	4.56347899	4563.47899		134964.1848			
Riverside (SC)	2027	LDT1	Aggregate	Aggregate	Electricity	1197.911825	16907183.54	0	0		16907183.54			
Riverside (SC)	2027	LDT2	Aggregate	Aggregate	Gasoline	206361.0852	2660955941	87098.58682	87098586.82	87613025.44	2660955941	2729693679	31.16	LDT2
Riverside (SC)	2027	LDT2	Aggregate	Aggregate	Diesel	1635.712832	23061027.45	514.4386212	514438.6212		23061027.45			
Riverside (SC)	2027	LDT2	Aggregate	Aggregate	Electricity	4728.499548	45676710.34	0	0		45676710.34			
Riverside (SC)	2027	LHDT1	Aggregate	Aggregate	Gasoline	14688.28481	152459510.9	13133.66586	13133665.86	20407810.47	152459510.9	316777836.6	15.52	LHDT1
Riverside (SC)	2027	LHDT1	Aggregate	Aggregate	Diesel	15953.96292	164318325.7	7274.144618	7274144.618		164318325.7			
Riverside (SC)	2027	LHDT2	Aggregate	Aggregate	Gasoline	2269.977172	23310072.47	2299.030102	2299030.102	5435902.288	23310072.47	87890765.01	16.17	LHDT2
Riverside (SC)	2027	LHDT2	Aggregate	Aggregate	Diesel	6363.308204	64580692.53	3136.872186	3136872.186		64580692.53			
Riverside (SC)	2027	MCY	Aggregate	Aggregate	Gasoline	29695.91329	60692132.96	1605.95569	1605955.69	1605955.69	60692132.96	60692132.96	37.79	MCY
Riverside (SC)	2027	MDV	Aggregate	Aggregate	Gasoline	155709.4309	1864238619	77259.23065	77259230.65	78991644.11	1864238619	1953095110	24.73	MDV
Riverside (SC)	2027	MDV	Aggregate	Aggregate	Diesel	4336.100211	57074924.12	1732.413451	1732413.451		57074924.12			
Riverside (SC)	2027	MDV	Aggregate	Aggregate	Electricity	3239.857369	31781566.22	0	0		31781566.22			
Riverside (SC)	2027	MH	Aggregate	Aggregate	Gasoline	3928.99366	9925156.339	1796.189669	1796189.669	2195253.766	9925156.339	14469229.64	6.59	MH
Riverside (SC)	2027	MH	Aggregate	Aggregate	Diesel	1926.920937	4544073.3	399.0640973	399064.0973		4544073.3			
Riverside (SC)	2027	MHDT	Aggregate	Aggregate	Gasoline	1524.807367	20029408.12	3485.144123	3485144.123	23015147.61	20029408.12	262548295.5	11.41	MHDT
Riverside (SC)	2027	MHDT	Aggregate	Aggregate	Diesel	13121.80841	242518887.4	19530.00349	19530003.49		242518887.4			
Riverside (SC)	2027	OBUS	Aggregate	Aggregate	Gasoline	435.708974	4651175.08	825.2089732	825208.9732	1339004.549	4651175.08	9713412.903	7.25	OBUS
Riverside (SC)	2027	OBUS	Aggregate	Aggregate	Diesel	257.4321904	5062237.823	513.7955763	513795.5763		5062237.823			
Riverside (SC)	2027	SBUS	Aggregate	Aggregate	Gasoline	471.1680137	5117437.685	564.8699838	564869.9838	1797112.217	5117437.685	15117177.54	8.41	SBUS
Riverside (SC)	2027	SBUS	Aggregate	Aggregate	Diesel	962.09943	9999739.854	1232.242233	1232242.233		9999739.854			
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Gasoline	169.306809	7794868.828	1160.11663	1160116.63	3302729.031	7794868.828	16855907.8	5.10	UBUS
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Natural Gas	211.1388331	9056811.063	2142.202115	2142202.115		9056811.063			

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Revised Preliminary Geotechnical Feasibility Investigation, Beaumont Pointe Specific Plan, 539.9 Acre Industrial/Commercial Development, Jackrabbit Trail, Beaumont Area, Riverside County, California.

PN: 18060-01
July 23, 2021

KCG KLING Consulting Group, Inc.

KCG KLING Consulting Group, Inc.

July 23, 2021 PN 18060-01

Mr. Michael Masterson
JRT BP 1 LLC
18032 Lemon Drive, Suite 367
Yorba Linda, Ca. 92866

Subject: **Revised** Preliminary Geotechnical Feasibility Investigation, **Beaumont Pointe Specific Plan**, 539.9 Acre Industrial/Commercial Development, Jackrabbit Trail, Beaumont Area, Riverside County, California.

Dear Mr. Masterson:

In accordance with your request and authorization, Kling Consultant Group, Inc. has conducted a Preliminary Geotechnical Feasibility Investigation for the proposed subject development as presented on the 150-scale "Conceptual Grading Plans", prepared by Thienes Engineering, dated June 4, 2019. This plan was used as our base map during our limited geotechnical feasibility evaluation and constitutes our Geotechnical Map (Plate 1 and Plate 2). This report presents our findings from subsurface exploration, laboratory testing of selected soil samples, geotechnical analyses, and review of previous relevant reports, along with our conclusions and preliminary recommendations.

Kling Consulting Group, Inc. appreciates this opportunity to be of service to you on this project. Should you have any questions regarding the content of this report, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

KLING CONSULTING GROUP, INC.





Henry F. Kling
Principal Geotechnical Engineer
GE 2205
Expires 3/31/22

Jeffrey P. Blake
Associate Engineering Geologist
CEG 2248
Expires 10/31/21

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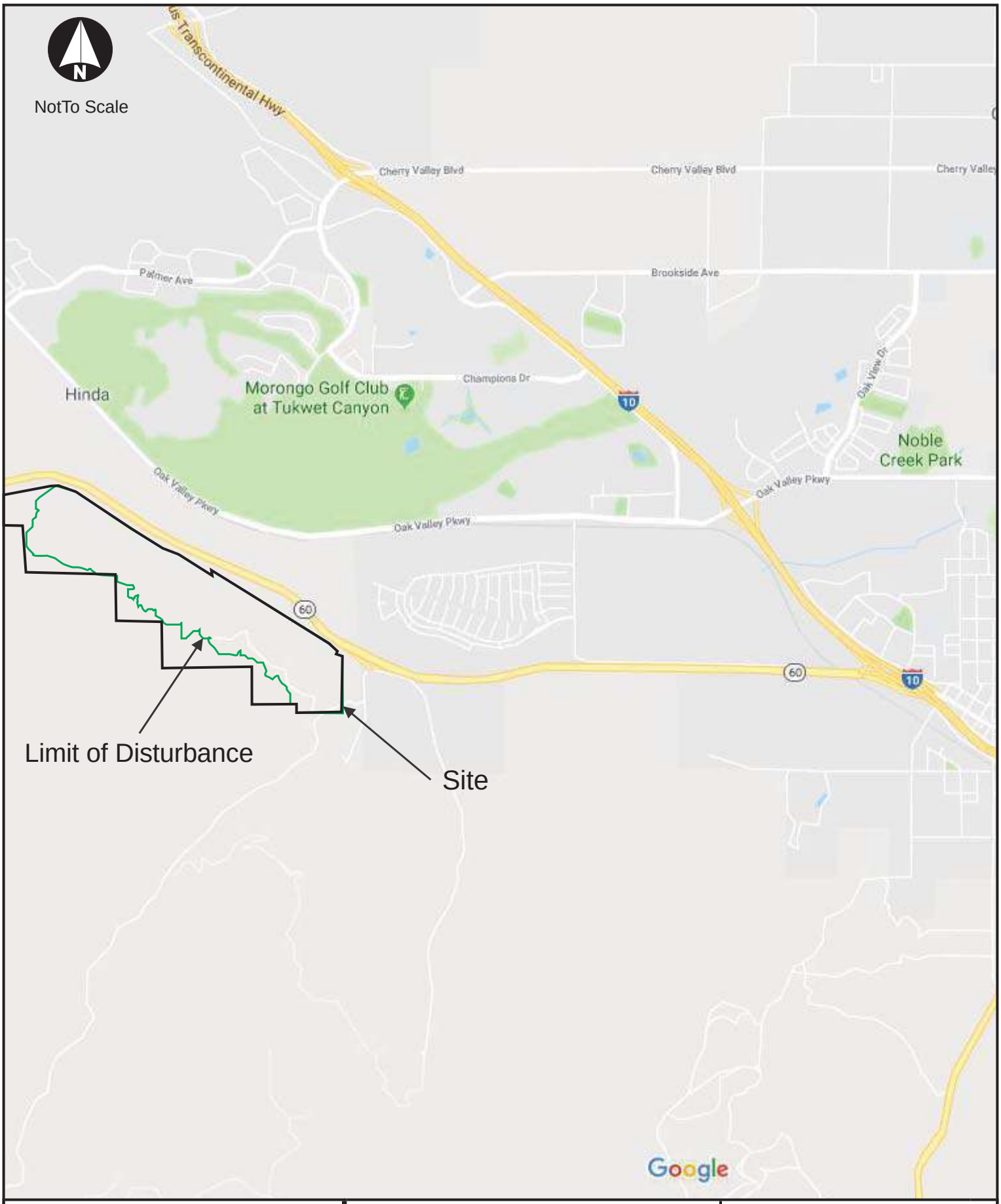
Figure 1	-	**Site Location Map**
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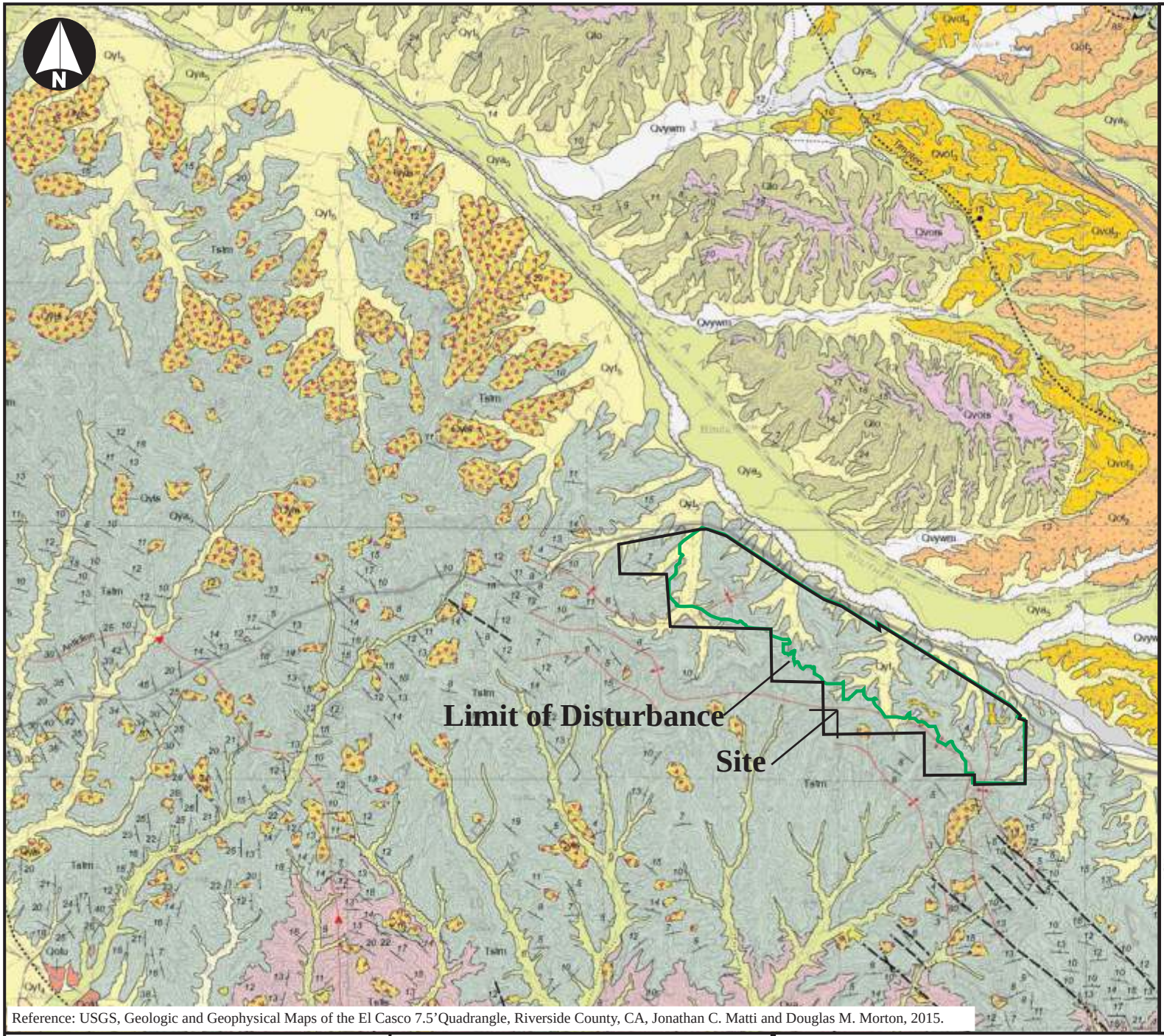
Plates 1 and 2	-	**Geotechnical Maps**
Plate 3	-	**Geotechnical Cross Sections**



KCG KLING Consulting Group, Inc.

Site Location Map
Beaumont Pointe Specific Plan
Beaumont, CA

Figure:	**1**
PN:	**18060-01**
Date:	**July 23, 2021**



Reference: USGS, Geologic and Geophysical Maps of the El Casco 7.5'Quadrangle, Riverside County, CA, Jonathan C. Matti and Douglas M. Morton, 2015.

Legend:

VeryYoung Surficial Materials:

- Qvywm — Very young wash deposits, modern

Young Surficial Materials:

- Qyas — Young axial-valley deposits, unit 5 (uppermost Holocene)
- Qyf5 — Young alluvial fan deposits, unit 5 (uppermost Holocene)
- Qyf4 — Young alluvial fan deposits, unit 4 (upper Holocene)
- Qyf3 — Young alluvial fan deposits, unit 3 (middle Holocene)
- Young landslide deposits (Holocene and uppermost Pleistocene)

Old Surficial Deposits:

- Qof2 — Old alluvial fan deposits, unit 2 (upper to middle Pleistocene)
- Qof1 — Old alluvial fan deposits, unit 1 (upper to middle Pleistocene)
- Qofu — Old alluvial fan deposits, undifferentiated (upper to middle Pleistocene)

Very Old Surficial Deposits:

- Qvos — Very old residuum and (or) pedogenic soil (middle to lower Pleistocene)
- Qvof3 — Very old alluvial fan deposits, unit 3 (middle Pleistocene)

Cenozoic Sedimentary Materials:

- Qlo — Sedimentary deposits of Live Oak Canyon (Pleistocene)
- Tstm — SanTimoteo formation, middle member (upper and middle Pliocene)
- Tsts — SanTimoteo formation, sandstone unit (lower Pliocene)

Explanation of Map Symbols:

- **Contact:** separates geologic map units; solid where accurate, dashed where inaccurate, dotted where concealed.
- **Contact:** separates terraced alluvial units where younger unit is incised into older unit.
- **Fault:** Solid where accurate, dashed where inaccurate, dotted where concealed by mapped unit, queried where existence uncertain. Hachures indicate scarp with hachures on down-dropped block. Paired arrows show relative movement. Single arrow indicates direction and amount of fault-plane dip. Bar and ball on down-thrown block.
- **Fault:** interpreted from seismic imaging; no locational accuracy implied.
- Anticline, showing plunge direction
- Syncline, showing plunge direction
- 50 — Strike and dip of sedimentary layering, inclined

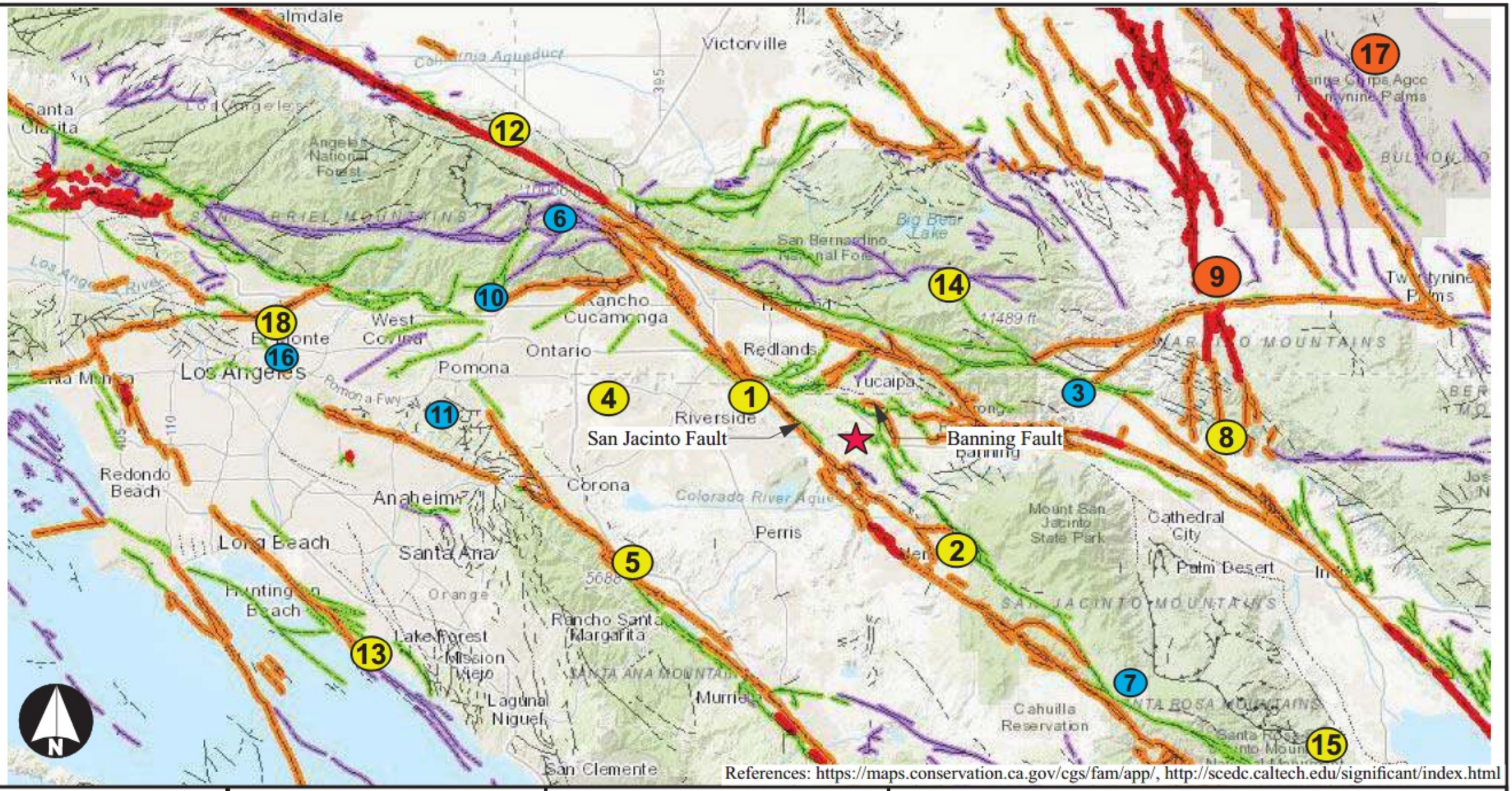
0 2000 4000

Scale: 1"= 2000'

KCG KLING Consulting Group, Inc.

Regional Geology Map:
Beaumont Pointe Specific Plan
Beaumont, CA

Figure: 2
PN: 18060-01
Date: July 23, 2021



References: https://maps.conservation.ca.gov/cgs/fam/app/, http://scedc.caltech.edu/significant/index.html

Legend:

Site Location

Earthquake Epicenters:

- M 5.0 to 5.9
- M 6.0 to 6.9
- M 7.0 to 7.9

Historic Earthquake Events:

1) North San Jacinto, 1923	M 6.3	
2) San Jacinto, 1918	M 6.8	
3) North Palm Springs, 1986	M 5.6	
4) Greater LosAngelesArea, 1858	M 6.0	
5) Elsinore, 1910	M 6.0	
6) Lytle Creek, 1970	M 5.2	
7)WhiteWash, 1980	M 5.5	
8) JoshuaTree, 1992	M 6.1	
9) Landers, 1992	M 7.3	
10) Upland Earthquake, 1990	M 5.4	
11) Chino Hills, 2008	M 5.4	
12) Southern CaliforniaArea, 1812	M 6.9	
13) Long Beach, 1933	M 6.4	
14) Big Bear, 1992	M 6.4	
15) Southern CaliforniaArea, 1890	M 6.8	
16)Whittier Narrows, 1987	M 5.9	
17) Hector Mine, 1999	M 7.1	
18) Greater LosAngelesArea, 1855	M 6.0	

Fault Activity levels:
Red: Latest Quaternary ~200 years
Orange: Holocene ~11,700 years
Green: Middle to Late Quaternary < 700,000 Years
Purple: Undifferentiated Quaternary 1.6 million years.

Scale:

0 20 40 miles

KCG KLING Consulting Group, Inc.

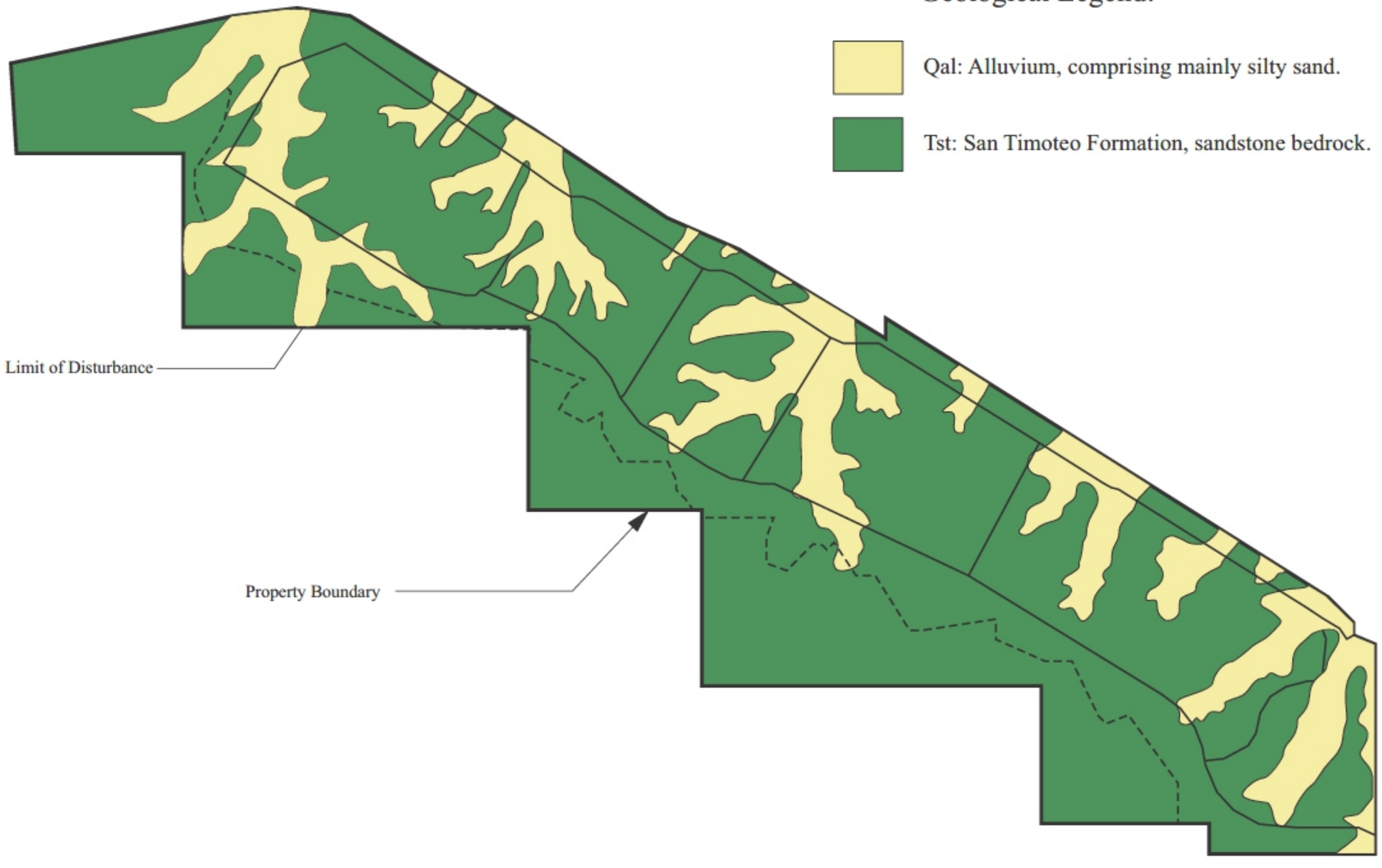
Regional Fault and Seismicity Map
Beaumont Pointe Specific Plan
Beaumont, CA

Figure: 3
PN 18060-01
Date: July 23, 2021

Geological Legend:

Qal: Alluvium, comprising mainly silty sand.

Tst: San Timoteo Formation, sandstone bedrock.



Notes:

Scale: 1":1200'

KCG KLING Consulting Group, Inc.

Client:
Beaumont Pointe Specific Plan

Address:
Jackrabbit Trail,
Beaumont, California

Geology Map

Drawn: S.W	**Date:** July 23, 2021
P/N: 18060-01	**Figure:** 4

1. INTRODUCTION

In accordance with your request and authorization, Kling Consulting Group, Inc. (KCG) has conducted a Feasibility Level Geotechnical Investigation for the proposed approximately 539.9 acre commercial/industrial park development in Beaumont, California. It is our understanding that the current development concept generally includes the proposed grading of five large super pads for five large warehouse type buildings and a commercial area, along with associated access roads, perimeter slopes, and related improvements, including a sewer lift station, and stormwater/water quality detention basin areas. The purpose of this geotechnical feasibility evaluation was to perform limited subsurface exploration along with laboratory testing to evaluate the overall geotechnical site conditions to support the proposed project conceptual design (Reference 18), as well as a review of a previous geotechnical evaluation previously performed at the site in 1989 by Leighton (Reference 14), and to prepare this Preliminary Geotechnical Feasibility Evaluation.

The 150-scale conceptual grading plans prepared by Thienes Engineering dated June 4, 2019 (Reference 18) were utilized as a base map for our Geotechnical Map (**Plate 1 and 2**).

1.1 Site Description and History

The proposed industrial/commercial development is an approximately 539.9-acre site located in the western portion of the City of Beaumont in Riverside County (**Figure 1**) and includes multiple contiguous parcels. The irregular shaped property is generally bounded to the south and west, by open land, along with existing industrial development immediately to the east, and to the north by Highway 60. Access to the site is via a frontage road west of the Highway 60 and Jack Rabbit Trail road intersection.

The site is situated along the northeasterly edge of an accumulation of sedimentary deposits that form an extensive hillside area known as "The Badlands". The subject site is characterized by rugged steep ridges and hillsides with narrow canyons that are generally situated on the southwest portion of the site and relatively gentle ridges and broad canyons/valleys on the northwest portion of the site. A roughly northwest trending drainage divide directs drainage to the north into San Timoteo Canyon and south through the badlands into San Jacinto Valley. Elevations range from approximately 2,230 feet mean sea level (msl) in the northwest portion of the site to approximately 2,510 feet (msl) in the southeast. Bedrock exposures at the surface are relatively limited with most exposures visible along existing dirt road cuts.

The site is generally undisturbed and includes a network of dirt roads and trails. The paved Jack Rabbit Trail road crosses the southeastern portion of the property. A residential property is located partially on the southeastern portion of the overall property to the south and east of Jack Rabbit Trail Road. The residential property is occupied by a main residence, multiple ancillary structures and related improvements. No subsurface exploration was performed in this area of the overall property. An above ground electric power pole transmission line easement parallels the northern property boundary. Reportedly 2 to 3 water wells are located on the site and we observed one well in the northern portion of the site. Reportedly, a gas pipeline alignment traverses the site in the extreme northwest corner of the site. Vegetation across the site is generally sparse to locally very dense, with a variety of grasses, brush and scattered trees.

Low-lying relatively flat portions of this parcel are understood to have been used for grazing and agricultural purposes in the past, various barbed wire fences generally separate this parcel from neighboring parcels.

1.2 Previous Geotechnical Evaluation/Investigations

A geotechnical evaluation and subsequent addendum report was performed by Leighton and Associates, Inc. for the subject site in 1989 (Leighton, 1989, reference 14).The evaluation was reviewed as part of our scope of work and is summarized below:

The report dated April 28, 1989, and subsequent addendum dated May 8, 1989 was prepared to assess geotechnical conditions as related to future development. No subsurface exploration or laboratory testing was performed as part of the geotechnical evaluation. The report summarized overall geotechnical conditions based on review of aerial photographs, review and research of geology, and surface geologic reconnaissance mapping. The report listed principle geotechnical constraints that could affect development along with possible mitigation measures which may be utilized. Leighton's report did not appear to list any geotechnical constraints that would preclude future development. Leighton recommended a comprehensive geotechnical investigation be performed to properly assess geotechnical site conditions, including seismic ground shaking and secondary phenomena, presence of onsite faulting, slope stability, and expansive soil potential to provide appropriate recommendations/corrective measures as necessary.

1.3 Proposed Development

The current approximate 150-scale Conceptual Grading Plan (Reference 18), prepared by Thienes Engineering, dated June 4, 2019, indicates the property is comprised of multiple parcels to be developed for commercial/industrial purposes. Based on a Land Use Plan- Beaumont Pointe Specific Plan, dated February 17, 2021, and a conceptual site plan dated October 6, 2019, by Herdman Architecture and Design, it is our understanding that five warehouse buildings ranging from approximately 612,120 square feet to 1,425,559 square feet are planned. A commercial pad area is also planned. Graded pads will be created to accommodate the future large warehouse structures. Three Phases of construction are being considered with one to two buildings per Phase. A primary access road is proposed which will be extended from 4th Street to the east.

No grading plans are available. No estimates of cut and fill earthwork quantities are indicated on the conceptual grading plan provided. However, it is our understanding that based on preliminary earthwork volume analysis the project is estimated at approximately 12 million cubic yards of cut and fill earthwork in three phases. It is currently unknown how much import/export is required for each phase of grading.

Relatively deep cuts and fills are anticipated in some areas of the site in order to achieve grades for the proposed pads and primary access road alignment. Perimeter slopes are planned of variable height. We understand that cut slopes may be up to approximately 125 feet in height, and fill slopes up to approximately 150 feet. Cut slopes up to approximately 125 feet in height are proposed along the southern edges of the project and fill slopes up to approximately 150 feet or in height are proposed along the northern and southern edges of the project. Cuts up to approximately 125 feet and fills up to approximately 145 feet are anticipated to accommodate the proposed grading. The proposed grading will likely also result in cut/fill transitions within the building pad areas, with some areas transitioning abruptly from cut to deep fills where ridges and canyon drainages exist.

A primary paved access road is planned for the site and appears the access road will connect to the western extension of 4th Street, immediately east of the subject project. A secondary/emergency access drive is planned off of Jackrabbit Trail. Access to the proposed subject site is from Jack Rabbit Trail near the northeast corner of the site.

1.4 Purpose and Scope of Work

Our scope of services has been performed in general accordance with our Work Authorization and Agreement dated February 6, 2019 and authorized May 16, 2019. The purpose of our geotechnical investigation was to assess the geologic and engineering characteristics of the alluvial soils and bedrock materials as well as general geotechnical conditions of the site relative to the proposed site

development and future site improvements for feasibility purposes. Our subsurface field exploration was performed on June 24, 2019 and June 26, 2019 and July 8, 2019 and July 9, 2019.

The scope of the work undertaken for this investigation included the following tasks:

§ Notification and coordination with Underground Service Alert (USA) to mark and identify buried utilities;

§ Communication with the design team members, as necessary, to facilitate the development concept;

§ Coordination with a grading contractor for pioneering of access roads to help facilitate drill rig access;

§ A review of available pertinent geotechnical literature and publications (Appendix A) with respect to soils, geology, local and regional seismicity, faulting, groundwater, and liquefaction potential.

§ Limited site geologic mapping and reconnaissance to map the areal distribution of earth units and significance of surficial features, as compiled from available documentation, literature, aerial photographs and reviewed reports.

§ Drilling and logging of ten (10) hollow-stem auger borings to depths of approximately 51.5 feet below the existing ground surface. Bulk and drive samples were obtained from the borings and delivered to our laboratory for testing and evaluation;

§ Excavation and logging of eight (8) backhoe test-pits to depths ranging from 6 to 16 feet. Bulk and drive samples were obtained for testing in our laboratory;

§ Laboratory testing on select soil samples including moisture/density determinations, Maximum density, sieve analysis, direct shear, consolidation, hydro-collapse potential;

§ Preparation of geotechnical cross-sections;

§ Preparation of a site Geotechnical Map (150-scale) illustrating the locations of subsurface investigation, site geology, and cross-section locations;

§ Preliminary geotechnical analysis and evaluation of the compiled field and laboratory test data and information with respect to the current proposed Site Plan Concept;

§ Preparation of this Preliminary Geotechnical Feasibility report. The accompanying report incorporates data from our limited geotechnical evaluation and presents a description of our preliminary findings, conclusions and recommendations relative to the current site development concept.

2. GEOLOGIC FINDINGS

2.1 Regional Geology

The subject site is located within the Peninsular Ranges geomorphic province of southern California. This area lies along the southern boundary of the San Timoteo River Valley and is located within the western San Jacinto Mountains. This area is commonly known as the San Timoteo Badlands.

The site lies within the San Jacinto Fault block, which is comprised of weathered and eroded pre-Cenozoic metamorphic and granitic basement rocks, as well as Plio-Pleistocene aged sedimentary bedrock of the San Timoteo Formation. The San Jacinto Block is bordered by the Banning Fault on the north, and by the San Jacinto Fault on the south. Both the San Jacinto Fault and the Banning Fault are considered to belong to the seismically active San Andreas Fault System. The site is comprised primarily of relatively soft to locally hard San Timoteo Formation bedrock, as well as younger alluvium and older alluvium. The sediments composing the San Timoteo Formation were derived from eroded pre-Cenozoic units. The younger alluvium and older alluvium were derived from the pre-Cenozoic basement rocks as well as the San Timoteo Formation. Regional Geology of the site vicinity is presented on **Figure 2.**

2.2 Site Geology

Geologic units encountered during our subsurface investigation of the subject site included surficial soils and bedrock. The surficial soils include undocumented man-made fills, topsoil/slopewash/colluvium, and alluvium (Qal). The bedrock unit consists of the San Timoteo Formation (Tst). These materials are described in more detail below. Subsurface exploration boring logs and trench logs are presented in **Appendix B**, while results of laboratory testing on soil and bedrock samples obtained from the current investigation are presented in **Appendix C.** The distribution of geologic units and investigation activities are illustrated on the 150-scale **Geotechnical Map, Plates 1 and 2**.

2.2.1 Surficial Soils

2.2.1.1. Undocumented Artificial Fill

Undocumented artificial fill is locally present at the subject site and is typically associated with past site improvements such as development of the Jackrabbit Road through the drainage area near the southeastern portion of the site and a what appears to be a former borrow area along the east side of a ridge in the southeast portion of the site. Artificial fill materials would also be anticipated to be present in any of the existing utility easements on the subject site. These fill materials appear to be typically derived from onsite soils and are estimated to be between one and ten feet thick. In general, these fills are not considered suitable for support of additional fill placement or structures. However, the proposed grading for the site is anticipated to remove the majority of undocumented fill associated with the improvements and remedial removals will remove and reprocess undocumented fill materials in the lower portions of the site. Undocumented fill materials are not illustrated on any of the Geotechnical Maps.

2.2.1.2. Topsoil/Slopewash/Colluvium

Colluvium, topsoil, and slopewash materials are considered interchangeable designations for the purposes of this report and are typically referred to herein as "colluvium." These materials were observed locally mantling natural slopes untouched by prior mining or grading activities as well as (rarely) observed beneath undocumented fill materials. Topsoil and colluvial materials are a result of weathering processes of the underlying bedrock materials. These materials were typically observed to be less than approximately 3 feet thick but do vary in thickness locally up to approximately 8 feet as observed in KTP-3, and were not considered a mapable unit on the attached Geotechnical Maps. These materials were generally observed to consist of sandy clay and silty sand and were damp to moist. These materials also ranged from very loose to loose and soft to stiff and contained plant roots, root hairs, and were porous.

2.2.1.3. Alluvium (Qal)

Holocene alluvial fan deposits (Qal/Qyf_5) were observed during our exploratory drilling in the canyon and drainage areas. Holocene aged Younger alluvium was encountered overlying Pleistocene aged older alluvium (alluvial fan) deposits in eight of our exploratory borings. As encountered in our exploratory borings alluvium generally consisted of silty sand with minor interbeds of sandy silt, clayey sand or sandy clay and traces of fine to coarse gravel. The younger alluvial deposits are locally porous, generally dry to moist, and loose to medium dense in the upper 7.5 feet to 30 feet and slightly porous; dry to wet, and medium dense to dense below. Older alluvium was encountered underlying the Younger alluvium at depths of approximately 15 to 50 feet in Borings KB-1 through KB-4, and KB-6 through KB-8 and generally consisted of dense to very dense silty sand, silty sands with gravel, very stiff to hard sandy and clayey silt and sandy clays which were damp to moist. Younger alluvium appears to be 50 feet thick to greater than 51.5 feet thick in the north-central and northwest drainage/canyon area of the site, as observed in borings KB-5, KB-9 and KB-10 (Appendix B). The results of the laboratory analyses for dry density and moisture contents of the alluvium encountered on site are found on the boring logs (Appendix B). Laboratory testing indicates that the younger alluvium on-site exhibits a collapse potential of essentially zero to as much as 4-1/2 percent (Appendix C), which is respectively considered slight to moderate.

2.2.2 Bedrock Unit

2.2.2.1. San Timoteo Formation (Tst)

Pliocene aged San Timoteo Formation (Tst) bedrock was observed during our investigation predominantly in the hillside areas and presumed to underlie the alluvial deposits at depth. The San Timoteo Formation has previously been mapped within the region by Dibblee (Reference 8) and Matti, et al (Reference 15), and at the site vicinity by Kling Consulting Group (References 12 and 13). Within the site, the San Timoteo Formation is composed of laminated and cross-bedded, to massively bedded arkosic and lithic sandstones, as well as some conglomerates, claystones and siltstones. The San Timoteo Formation is typically dry to damp. The San Timoteo Formation ranged from dense to very dense and stiff to hard where encountered during this study. The upper, approximately 5 feet of the San Timoteo Formation bedrock was moderately to heavily weathered where encountered in the recent site investigation.

2.3 Geologic Structure

Based on our experience within the site, site vicinity, geologic mapping and review of geologic and geotechnical literature for the region, the geologic structure reflects folded and warped bedding as exhibited by generally northwest trending anticlines and synclines mapped across the site and site vicinity. Typically, bedding within the San Timoteo Formation (Tst) bedrock is northerly dipping with some southerly dips. Bedding was measured during our field reconnaissance mapping and subsurface exploration dipping approximately 3 degrees to 19 degrees to the southwest and southeast. Locally bedding was also measured dipping approximately 20 degrees to the northeast.

Jointing within the San Timoteo Formation bedrock where observed was generally steeply inclined and generally trending northerly to northwesterly with steep dips to the west-southwest and east-northeast. Clay layers and seams are locally present within the San Timoteo Formation and were observed in several of the exploratory trenches/test pits.

Several northwest striking inactive faults have been mapped in the vicinity of the site and observed on the adjacent Hidden Canyon project to the east. No faulting was evident during our field mapping and exploration.

No evidence of recent active faulting was observed at the site during the course of this investigation and is not documented in our review of the available geologic and geotechnical literature of the site.

2.4 Groundwater

Groundwater was encountered during field subsurface exploration in two of our borings within the low-lying drainage areas in the northern-northwest portion of the site. Groundwater was encountered at approximately 40 feet below the ground surface (bgs) in Boring KB-5 and 48 feet below the ground surface (bgs) in Boring KB-7. It should be noted that variations in groundwater may result from fluctuations in the ground surface topography, subsurface stratification, rainfall, irrigation, and other factors that may not be evident at the time of our subsurface exploration.

2.5 Seismic Design Code Provisions

Presented below are the site seismic parameters utilizing geologic, seismic and geotechnical data gathered for the site. All structures should be designed for earthquake induced strong ground motions in accordance with the 2016 CBC procedures utilizing the following parameters:

Site Class (Soil Profile)	D
Latitude, Longitude	33.9390°, -117.0481°
Short Period Spectral Acceleration, Ss:	1.804
1-Second Period Spectral Acceleration, S1:	0.794
Site Coefficient, Fa:	1.0
Site Coefficient, Fv:	1.5
Maximum Considered Earthquake Spectral Response Acceleration, S_{MS}:	1.804
Maximum Considered Earthquake Spectral Response Acceleration, S_{M1}:	1.191
Design Spectral Response Acceleration, SDS:	1.203
Design Spectral Response Acceleration, SD1:	0.794
Site Modified Peak Ground Acceleration, PGA_m	0.705
Seismic Design Category	E

2.6 Faulting and Seismicity

2.6.1 Faulting

No evidence of active faulting was observed on-site during our site exploration. Maps reviewed during our investigation did not indicate the presence of active faulting at the site and no County Fault Hazard Zones are located within the subject site or adjacent properties per the Riverside County TLMA GIS website as indicated in Appendix A. Additionally, the site is not located within an Alquist-Priolo Earthquake Fault Hazard Zone (References 4 and 10). However, the Southern California region is seismically active with faults capable of producing seismic shaking at the site.

The Regional Fault and Seismicity Map (**Figure 3**) illustrates the spatial relationship between the subject property and the geographic locations of known historical earthquakes and active faults in the Southern California region.

It is anticipated that the site will periodically experience ground acceleration as a result of exposure to moderate to large magnitude earthquakes occurring on nearby and distant faults. Additionally, active "blind thrust faults" (faults which lack surface expression, commonly associated with fold belts and compressional deformation) or other potentially active sources (currently not zoned) may be capable of generating earthquakes. Blind thrust faults were responsible for both the 1987 Whittier Narrows (M5.9) and the 1994 Northridge (M6.7) earthquakes.

We have performed a computer aided search of known active and potentially active faults within a 50-mile (80-km) radius of the site and have researched the available geologic literature to determine the maximum magnitude earthquakes that may be expected to be generated on each fault. The site is located on the USGS El Casco, California 7.5 minute Quadrangle map, with the approximate center of the site being at latitude 33.9390°N and longitude 117.0481°W. Table 1 below, summarizes 12 of the known active and potentially active faults, which, in our opinion, may have the greatest impact on the site. Selection of these faults was based on the proximity of the fault to the site, and the potential of the fault to generate moderate to large ground motion at the site.

Table 1 was generated from information provided on the USGS online resource (USGS, 2008, National Seismic Hazards Maps, Source Parameters, Reference 19), with the approximate center of the site being at latitude 33.9390°N and longitude 117.0481°W. It is our opinion that the most significant faults that may affect the site are the San Jacinto and the San Andreas Fault systems during an earthquake event along those faults.

Table 1
Major Significant Faults in the Project Site Vicinity

Fault Name	Approximate Distance from Site [Miles (km)]	Maximum Event (Moment Magnitude), Mw
San Jacinto- San Jacinto Valley	3.4(5.4)	7.9
S. San Andreas – San Bernardino	9.3 (15.0)	8.1
Pinto Mountain	20.3 (32.7)	7.3
Elsinore-Glenn Ivy	25.1 (40.4)	6.9
Elsinore- W+ Glenn Ivy	25.1 (38.7)	7.3
Cleghorn	25.4 (40.9)	6.8
Elsinore – Glenn Ivy+Temecula+J+CM	25.6 (41.2)	7.4
Elsinore – Temecula+Julian	26.2 (42.2)	7.5
Cucamonga	28.1 (45.2)	6.7
North Frontal (West)	29.0 (46.7)	7.2
Helendale – S. Lockhardt	29.7 (47.8)	7.4
Chino-Alt 2	30.8 (49.6)	6.8

2.6.2 Historical Earthquakes

A computer search of major historical significant earthquakes that have occurred within a 62-mile (100 km) radius of the site from 1800 through 2019 has been performed. Our search was limited to those earthquakes with magnitudes greater than M5. Table 2 below was generated using information provided by the USGS, and the Southern California Earthquake Data center.

(http://scedc.caltech.edu/significant/chronindex.html, https://earthquake.usgs.gov/earthquakes/map/).

The Regional Fault and Seismicity Map, **Figure 3**, presents the location of major faults and historical earthquake events relative to the subject site. The major historical earthquakes determined by those resources are tabulated below on Table 2:

Table 2
Historical Earthquakes

Earthquake Name/Location	**Date**	**Magnitude (Mw)**	**Approximate Distance (miles)**
North San Jacinto	7/22/1923	6.3	12
San Jacinto	4/21/1918	6.8	16
North Palm Springs	7/8/1986	5.6	25
Greater Los Angeles Area	12/16/1858	6.0	26
Elsinore	5/15/1910	6.0	26.5
Lytle Creek	9/12/1970	5.2	37
White Wash	2/25/1980	5.5	38
Joshua Tree	4/22/1992	6.1	39
Landers	6/28/1992	7.3	40
1990 Upland Earthquake	2/28/1990	5.4	40
Chino Hills	7/29/2008	5.4	41
Southern California Area	12/8/1812	6.9	46
Long Beach	3/10/1933	6.4	54
Big Bear	6/28/1992	6.4	57
Southern California Area	2/9/1890	6.8	57
Whittier Narrows	10/1/1987	5.9	59
Hector Mine	12/16/1999	7.1	60.5
Greater Los Angeles Area	7/11/1855	6.0	62

The historical earthquake that likely had the most significant impact on the project site occurred in 1923, approximately 12 miles northwest of the site, located on a fault known as the San Jacinto Fault and the San Jacinto earthquake. This earthquake had an estimated magnitude of 6.8 (USGS/SCEDC).

The closest fault to the subject site is the San Jacinto Fault located approximately three miles from the site. The estimated site modified peak ground acceleration (PGA_M) is 0.705g as generated from information provided on the USGS online resource (USGS, 2008, National Seismic Hazards Maps, Source Parameters, Reference 15).

2.7 Other Geologic Hazards

2.7.1 Liquefaction

The site is not located within a State of California Seismic Hazard Zone (California Geologic Survey (CGS)/California Department of Conservation) indicating a susceptibility for liquefaction potential. Information available in the County of Riverside Safety Element December, 2015, (Reference 7) indicates that portions of the site may have "very low" to "low" potential for liquefaction and information available on the Riverside County Mapping and Spatial Data Portal, GIS data, March 15, 2018 (Reference 16) indicates that portions of the site are in "Zone 109" and may have a "moderate" susceptibility to liquefaction.

Portions of the site appear to be susceptible to relatively minor amounts of liquefaction settlement. The magnitudes of seismic–induced liquefaction settlement appear to be relatively minor and somewhat localized, occurring generally below depths of 40 feet where groundwater was encountered in two (2) of our borings.

The total earthquake-induced liquefaction settlement potential was calculated using the LiquefyPro software. Our evaluation was based on the site class and adjusted peak ground acceleration of 0.705g, as presented in the **Seismic Design Parameters Table** above, and a probabilistic 2,475 year modal magnitude of 8.1. Our analysis indicates the estimated settlement due to earthquake-induced liquefaction settlement is approximately 0.00 inches to approximately 1 inch. Differential settlements are estimated to be negligible to approximately a little over 0.5 inches over a distance of 50 feet. Due to the lack of a shallow static groundwater level and the materials encountered underlying the site overall relatively dense and stiff nature, the materials are not considered to be susceptible to significant amounts of liquefaction induced seismic settlement. With the proposed fill depths and loads imposed from the fill, liquefaction is considered to be negligible.

The potential for lateral spreading is low based on our analysis and information which indicates that the site is not considered susceptible to significant amounts of liquefaction induced settlement as discussed above. Additionally, there are no free slopes adjacent to the project. The results of our analysis are included herein in **Appendix D–Seismic Settlement Analysis.**

2.7.2 Seismically Induced Dry Settlement

The total earthquake-induced dry sand settlement potential was calculated using the LiquefyPro software. Our evaluation was based on the site class and adjusted peak ground acceleration of 0.705g, as presented in the Seismic Design Parameters Table above, and a probabilistic 2,475 year modal magnitude of 8.1. Total earthquake-induced dry sand settlement was calculated using Boulanger and Idriss (2014) analysis method and theSPTblowcounts from our borings. Our analysis indicates the estimated settlement due to earthquake-induced dry settlement ranges from approximately 0.6 inches to 4.6 inches. Differential settlements are estimated to range from approximately a little over 0.25-inches to 3.0 inches over a distance of 50 feet. The majority of the seismic induced dry settlement occurs in the upper 10 to 30 feet within the younger alluvial materials. The majority of the alluvium that is potentially susceptible to seismic induced dry settlement would be removed during remedial earthwork and in our opinion would also be subject to additional settlement during construction due to fill loads, which would reduce the settlement significantly. The older alluvial materials underlying the younger alluvium at the site are overall relatively dense and the dry settlement potential is considered relatively minor to negligible within the Older Alluvial materials. Results of our analysis are included herein (**Appendix D**).

2.7.3 Seismically Induced Slope Instability/Landslides

The site is not mapped within a State of California designated Hazard Zone for Slope Instability. Information available in the County of Riverside Safety Element, December, 2015, (Reference 7) indicates that portions of the site may have "low" to "moderate" susceptibility for seismic induced slope instability. The potential for seismic induced slope instability is considered in section 3.2 of this report.

2.7.4 Tsunamis and Seiches

The site is not located near any ocean or landlocked bodies of water; therefore we do not consider Tsunamis or sieches to be a potential hazard to the project.

2.8 Flooding

According to the Federal Emergency Management Agency (FEMA), the subject site is located within an area of minimal flood Hazard- Zone X (Reference 9). It is our understanding the overall subject site will be elevated by proposed design grading to be situated well above local drainage courses. As such, the risk for flooding of the site is considered relatively low.

3. GEOTECHNICAL ENGINEERING ANALYSIS

The results of our geotechnical engineering analysis performed during our investigation are discussed and presented below.

3.1 Laboratory Testing

In order to perform the geotechnical analysis considered necessary for this project, soil mechanics laboratory testing was performed on selected soil samples obtained from the exploratory borings. The laboratory tests performed included moisture/density determinations, maximum density, sieve analysis, direct shear, consolidation, collapse potential and classification tests. Consolidation-related (dry) and hydro-collapse potential (wet) was evaluated along with the time-rate of settlement. Direct shear tests were performed on both relatively undisturbed ring samples as well as samples remolded to 90 percent relative compaction to represent both in-situ and fill conditions. The consolidation and hydro-collapse testing was performed on relatively undisturbed in-situ soil samples (natural soil deposits) in order to determine the long-term settlement deformation in response to the proposed fill loading. The exploratory boring and test pit logs for exploration conducted during this investigation is presented within Appendix B. test-pit logs. Laboratory test results are presented in Appendix C.

3.2 Slope Stability

3.2.1 Deep Seated Slope Stability

Approximate 2:1 (horizontal to vertical) cut and fill slopes of variable height are proposed throughout the site. Deep seated slope stability analysis was performed on selected geologic cross-sections considered representative of the various proposed conceptual slope configurations. The computer program Slide version 8.0 by Roc Science was employed for slope stability calculations. The sections assigned for stability analysis included both proposed fill and cut slopes. Stability analyses were conducted utilizing conventional limit equilibrium methodologies for both force and moment equilibrium. The results of our analysis are presented below and summarized in **Appendix E**. The locations of the cross sections are presented on **Plates 1 and 2** and the cross sections presented on **Plate 3**.

Samples collected on-site were tested and the soil strength parameters utilized for analysis are presented in the table below. Direct shear strength parameters utilized were based on laboratory testing and our past and recent experience with similar materials on projects in the site vicinity.

Soil Strength Parameters

Material Type	Unit Weight, γ [pcf]	Cohesion, c [psf]	Friction Angle, φ [degrees]
Artificial Fill (Af)	125	150	31
Alluvium (Qal)	120	100	29
San Timoteo Formation (Tst-Bedrock)	130	550	33

Stability analyses were conducted on the geologic cross sections indicated in the table below. Each cross section was analyzed for both static and pseudostatic conditions with a horizontal acceleration coefficient "K" of 0.15. Results of the analysis are presented below. Minimum factors of safety of 1.5 and 1.1 are considered acceptable for static and pseudostatic conditions respectively. Proposed 2:1 fill slopes and 2:1 cut slopes are considered grossly stable in the absence of adverse geologic conditions.

Slope Stability Analysis

Cross Section	Factor of Safety	
	Static	Pseudostatic (Seismic)
A - A'	2.18	1.53
B- B'	2.36	1.67
C - C'	2.26	1.59
D - D'	1.63	1.13

The results of detailed stability analyses summarized above are presented in **Appendix E**.

3.2.2 Surficial Slope Stability

Proposed 2:1 fill and cut slopes analyzed resulted in a factor of safety against surficial failure greater than 1.5 and are therefore considered surficially stable. Our analysis is summarized in **Appendix E**.

3.3 Erosion Potential

Fill slopes constructed with granular materials derived from on-site sandstone bedrock may be susceptible to erosion.

Bedrock units include the San Timoteo Formation (Tst) and the surficial units include undocumented artificial fill, colluvium (Qcol), and alluvium (Qal) Bedrock encountered during this investigation was moderately hard to hard and is considered to be slightly to moderately erodible. In general, surficial soils encountered are typically granular and appear to be readily erodible as evidenced by their soft to loose state and localized erosion gullies.

The erosion potential of cut slopes exposing on-site bedrock materials may range from low to medium depending on the bedrock materials exposed on the cut slope, as well as the orientation of bedding and joint planes within the slope. In general, cut slopes exposing well-indurated and/or cemented sandstones should have a low to moderate susceptibly to erosion. Friable, poorly cemented, sandstones should have a moderate to high erosion susceptibility.

3.4 Surface Drainage

Surficial drainage of the proposed development could significantly affect strength and compression characteristics of the proposed engineered fills, as well as the on-site bedrock materials. Maintenance of positive drainage from proposed roadways, building pad areas and slopes is paramount to the long-term performance of the site improvements, especially erosion on slopes. Recommendations for surface drainage are included in Section 5.6 below.

3.5 Rippability

The degree of rippability of bedrock material is, in general, dependent upon several factors which include the lithology of the bedrock, the geologic structure, the degree of weathering, as well as the type of earth moving equipment employed.

Difficult excavation could be encountered locally within the San Timoteo Formation (Tst). In general, the upper 15 to 30 feet of bedrock in natural areas has been affected by long-term weathering processes and should exhibit easier excavation characteristics above those depths. Local indurated or very hard zones could exist, which would make excavation difficult by conventional means, which may require special techniques including the use of single shank rippers, rock breakers mounted to excavators, etc.

Although not anticipated, in the event that non-rippable materials are encountered and blasting is required, a qualified, experienced licensed blasting contractor should perform the blasting using current and professionally accepted methods, products, and procedures to maximize safety during blasting operations in accordance with applicable laws and ordinances. The contractor would be responsible for all required permits, blasting procedures, safety, methodology, pre-blast monitoring, monitoring during blasting and post-blast monitoring, including appropriate pre-blast, blast and post-blast warning signals.

The blasting contractor should incorporate procedures that protect personal safety, property, and produce blast rock of appropriate sizes, make sure the blast will prevent/minimize production of flyrock and air blast hazards, minimize peak particle velocities, and minimize overblasting. Oversize materials generated from excavations and/or blasting can be used as fill (Section 5.3) and placed in accordance with oversize material placement (Section 5.8) as recommended in General Earthwork and Grading Specifications presented in Appendix F.

3.6 Fill Suitability

Materials generated from the excavation of undocumented fill, alluvium (Qal) and bedrock units San Timoteo Formation (Tst) are considered suitable for use as engineered fill, provided they are free of deleterious materials such as trash or organics.

3.7 Settlement Potential

The existing alluvium materials (Qal) have been evaluated on a preliminary basis for settlement. Loose younger alluvium should be removed as recommended in Section 5.3. Relatively competent alluvium can be left in place within the canyons beneath the proposed building pads and beneath proposed design fills of the site beneath proposed fill slopes of variable heights and configurations.

Based on our preliminary analyses, the amount of settlement varies from slight to severe. It should be understood that the amount of estimated consolidation-related and hydro-collapse settlement are generally independent of one another and therefore should be combined when evaluating the total amount of settlement. On the other hand, much of the normal consolidation-related settlement should occur as the new engineered fill is placed. This settlement should occur immediately upon fill placement and continue until grading is complete. We expect the majority of the predicted settlement to have occurred by the end of grading. However, in order to monitor the settlement, we recommend that settlement monuments be established in strategic locations along the northerly fill slopes. These monuments should be read periodically and the results evaluated by the geotechnical consultant prior to site improvements constructed within those areas.

3.8 Expansion Potential

The onsite geologic formations are comprised of mostly sandstone, which generates soils that are generally sandy and therefore low in expansion potential; however, siltstone/clay layers subject to excavation would produce clayey soils, which would be expansive. Minor amounts of siltstone exists onsite that if placed at pad grade would produce moderately expansive soils. Expansion potential of the soils exposed at finished grade should be evaluated at the completion of grading.

3.9 Preliminary Earthwork Shrinkage and Bulking

The volume change of excavated on-site materials upon excavation and placement as engineered fill will vary with bedrock/soil type, location and compactive effort. However, the overall earthwork shrinkage/bulking and subsidence of the onsite soils may be approximated by the following parameters:

§ San Timoteo (Tst)	5% bulking
§ Alluvium (Qal)	15% shrinkage
§ Alluvium (Qal)	1.0 feet subsidence (average)

4. CONCLUSIONS

The following preliminary conclusions are based on our review of the available geotechnical data as well as the results of our field investigation, laboratory testing and engineering analysis. It is our opinion that the subject property investigated herein is considered geotechnically suitable and feasible for the development of proposed improvements discussed above, provided that the recommendations presented herein are implemented during further design, grading, and construction. If the recommendations in this report are incorporated into design and construction of the project, the proposed grading should not adversely affect adjoining sites.

- Generally, undocumented fill, topsoil/colluvium and younger alluvium on site are considered potentially compressible and prone to settlement and portions of the younger alluvium prone to hydrocollapse. Alluvium left in place may support proposed fills provided the recommendations discussed in Section 5 are incorporated into grading operations and site development/design;

- Alluvial soils are subject to settlement upon loading by proposed fill soils and the majority of the settlement is expected to occur during grading and within a few months thereafter. However, as a precaution, we are recommending that surface monuments be installed at strategic locations along the top of slopes and pad areas of the project;

- Stability analyses indicate that the design cut and fill slopes are grossly stable under static and pseudostatic conditions, and generally should not be subject to earthquake induced failures or excessive deformation under seismic conditions in the absence of adverse geologic conditions and provided the recommendations in this report are implemented. Stability calculations are included in Appendix E. Supplemental subsurface exploration is recommended, see Section 5.1;

- Site soils subject to earthwork operations are generally sandstone and sandy alluvium. Fill materials derived from these types of materials will typically exhibit a very low to low expansion potential. However, a limited amount of siltstone and clay onsite could

generate moderately expansive soil at finished surface and should be evaluated at the completion of grading;

- Fill soils derived from sandstone should be rippable and generally suitable for use as fill materials, provided they are free of vegetation, debris and over-sized cobbles and/or boulders. Deeper cuts of bedrock materials may locally be difficult to excavate by conventional methods and may generate oversize rocks. Local indurated or very hard zones could exist, which would make excavation difficult by conventional means, which may require special techniques including the use of single shank rippers, rock breakers mounted to excavators, etc. Blasting is not anticipated, however, oversize materials generated from excavations and/or blasting can be used as fill (Section 5.3 and 5.8) and placed in accordance with oversize material placement as recommended in General Earthwork and Grading Specifications presented in Appendix F.

- No active faulting is known to exist at the site and the risk of surface fault rupture is considered to be very low. However, the project site lies within a region of historical seismicity and will likely be subject to seismic shaking in the future;

- Groundwater was encountered at depth during the subsurface investigation in two (2) of our borings, KB-5 and KB-7, at depths of approximately 40 and 48 feet below the ground surface, within the low-lying canyon drainage areas located along the northerly edge of the site. Groundwater levels are not expected to have an impact on the project;

- The younger alluvium is also subject to minor amounts of liquefaction settlement of less than 1-inch at depths of 40 feet, which is not considered as significant. With the proposed fill depths and loads imposed from the fill, the materials would be subject to additional settlement during construction, and in our opinion, reduce the seismic induced settlement potential for liquefaction. Therefore, liquefaction is considered to be negligible. The upper portion of the younger alluvium is subject to seismic-induced dry settlement, which would occur primarily in the upper 10 to 30 feet. The maximum seismic induced settlement that could occur would be on the order of approximately 0.6-inches to 4.6 inches. The majority of the alluvium that is potentially susceptible to seismic induced dry settlement would be removed during remedial earthwork and in our opinion would also be subject to additional settlement during construction due to fill loads, which would reduce the settlement significantly;

- Preliminary remedial grading recommendations include leaving alluvium in place within the canyons. It is considered prudent to place survey settlement monuments at selected locations where alluvium has been left in place, deep fill areas and over cut/ fill transition areas.

5. RECOMMENDATIONS

Geotechnical recommendations presented below are based on our understanding of the intended site use and the preliminary geotechnical information gathered and analyzed to

date for feasibility purposes. Recommendations contained herein are preliminary in that they would be subject to modifications based on additional subsurface exploration to further characterize the site conditions and refine the recommendations, specifically, the alluvial removal and over-excavation requirements intended to reduce the differential settlement that could be experienced at finished pad grades, based on development of detailed rough grading plans.

5.1 Supplemental Subsurface Exploration

Our preliminary geotechnical investigation is a feasibility level study, we recommend that a supplemental geotechnical investigation be performed that includes additional large and small diameter borings to further characterize site conditions when detailed grading plans are available and prior to final design and construction to supplement and check that the subsurface conditions are consistent with our findings, conclusions and our preliminary recommendations. Recommendations would be updated as warranted.

5.2 General Earthwork and Grading

Grading should be performed in accordance with the General Earthwork and Grading Specifications presented in Appendix F, unless specifically amended below, and should also conform to applicable governing agency requirements. Prior to commencement of grading operations, all vegetation, organic topsoil, and man-made structures (i.e., tanks, pipes, fences, etc.) should be cleared and disposed of off-site. Areas receiving fill should be scarified about 6 to 12 inches deep and/or over-excavated, moisture-conditioned to at least two percent above optimum moisture content, and compacted to a minimum of 90 percent relative compaction for areas to receive new fills up to 50 vertical feet and 95 percent for areas to receive greater than 50 feet of fill. All earthwork and grading operations should be performed under the observation and testing of the geotechnical consultant.

5.3 Fill Placement and Compaction

5.3.1 Fill Lifts

Fill material shall be placed in near-horizontal layers not exceeding 8 inches in loose thickness. Should abundant cobbles or rocks up to 12-inches in diameter be exposed, fill lift thicknesses could be increased to this dimension. Rocks greater than 12 inches should be collected and placed as over-sized material. Each fill layer should be spread evenly and should be thoroughly mixed during spreading to attain uniformity of material and moisture in each layer.

5.3.2 Fill Moisture

Fill layers at moisture contents less than optimum shall be watered and mixed; and fill layers shall be aerated by scarification or shall be blended with drier material. Moisture-conditioning and mixing of fill layers shall continue until the fill material is uniformly processed at a minimum of two percent above optimum moisture content.

5.3.3 Fill Compaction

After each layer has been evenly spread, moisture-conditioned, to a minimum of two percentage points above optimum moisture content and mixed, it shall be uniformly compacted to not less than 90 percent for fills up to 50 feet in depth, and 95 percent for fills greater than 50 feet in depth, of the maximum dry density. Compaction equipment shall be adequately sized and shall be either specifically designed for soil compaction or of proven reliability, to efficiently achieve the specified degree of compaction.

5.4 Remedial Grading

Preliminary remedial grading recommended for this project is based on the findings and conclusions generated during this limited feasibility level geotechnical investigation of the site, and with the expectations and specifications of the client based on the ultimate site development. As such, the remedial grading recommendations presented herein are based on preliminary site-specific project development and site conditions. Undocumented fill and surficial topsoil and colluvium should be completely removed and recompacted during remedial earthwork. Remedial removals of the alluvium could range from approximately 7.5 feet to 30 feet below existing grades or greater and 3 to 5 feet for the San Timoteo Formation bedrock.

5.4.1 Over-excavation Along Cut/Fill Transitions

In order to minimize the potential for differential settlement, proposed cut-fill transition lots should be overexcavated a minimum of three feet below design finish pad grades. In general, and on a preliminary basis, lots with steep fill transitions should be overexcavated 1/3 of the maximum depth of fill in the shallower fill portions of the pad (Appendix F-GD3).

5.4.2 Over-excavation of Cut Areas

In order to limit the fill differential between cut and fill, and to provide a more uniform foundation pad for the proposed improvements, proposed cut areas are recommended to be over-excavated prior to placing fill. In general, the over-excavation of the cut area should be at least 3 feet below design finish pad grades.

5.5 Manufactured Slopes

All design slopes should be constructed in accordance with City of Beaumont, County of Riverside requirements along with recommendations contained herein. Keyway backcuts, if any, greater than 5 feet in height should not be made steeper than a 2:1 slope gradient unless approved by the geotechnical consultant. Vertical benches with a minimum height of 4 feet should be established for all fills placed on ground sloping steeper than 5:1 (horizontal:vertical). Keyways should be constructed as depicted in the Grading Details (Appendix F) or as determined by the geotechnical field representative during grading. Slope maintenance guidelines are provided in Appendix M.

5.5.1 Slope Stabilization and Buttresses

Each fill slope stabilization, if any, should be provided with a subdrainage system as outlined in Appendix L. Keyways should be a minimum of 3 feet deep and a minimum of 15 feet wide, or half the slope height (whichever is greater). The locations of slope stabilization and buttress keyway dimensions should be evaluated and confirmed during grading.

All keyways and backcuts for proposed slope stabilization, if any, should be observed by the geotechnical consultant during grading. Keyway dimensions may be modified based on the actual geotechnical conditions encountered during grading. Stabilization and buttress fills should be provided with backdrains constructed in accordance with the specifications contained in Appendix G and applicable City of Beaumont or County of Riverside grading ordinances.

5.5.2 Fill Slopes

All fill slopes should be provided with a fill key excavated to a minimum depth of 3 feet into bedrock, or into alluvial materials after removals have been conducted, as determined by the geotechnical consultant during grading. Slopes higher than 30 feet should be provided with a keyway that has a minimum width of one-half the slope height and a depth of at least 3 feet into bedrock, or competent materials as determined by the geotechnical consultant during grading. Larger keyways may be required depending on slope height and soil conditions encountered beneath the proposed fill slopes. Vertical benches with a minimum height of 4 feet should be established for all fills placed on ground sloping steeper than 5:1. Oversize or cohesionless sandy material should not be utilized near the slope face. Fill slopes should be constructed of well-blended mixtures of sands, silts and clays where possible. Where considered necessary, fill slopes should be provided with backdrains constructed in accordance with the specifications contained in Appendix F and applicable City of Beaumont or County of Riverside grading ordinances.

5.5.3 Cut Slopes

In general, cut slopes proposed in the Timoteo Formation are considered stable when cut to design gradients of 2:1 horizontal to vertical, in the absence of adverse geologic conditions.

All cut slopes should be geologically mapped during grading. Cut slopes found during grading to expose adverse geologic structure should be provided with replacement stability fills constructed in accordance with the specifications presented herein and in Appendix F. Furthermore, cut slopes exposing earth materials that are susceptible to erosion should be constructed as replacement fill slopes. Keyway backcuts greater than 5 feet in height should not be made steeper than a 2:1 slope gradient. Stabilization fills should be provided with backdrains constructed in accordance with the specifications contained in Appendix F and applicable City of Beaumont and County of Riverside grading ordinances.

5.5.4 Cut/Fill Transition Slopes

In general, slopes that will have a cut/fill transition and bedrock/alluvium transitions can be cut to grade. However, where the resulting fill would be too thin, we would recommend replacement. Where bedrock/alluvium transitions occur, they should be evaluated in the field for suitability, and be treated with a replacement slope with keyways and drains as determined by the geotechnical consultant.

5.6 Surface Drainage

Appropriate surface drainage measures should be provided by the civil engineer, including terrace drains, surface gradients, and suitable non-erosive collection devices in accordance with the 2016 California Building Code and City of Beaumont regulations. Surface drainage should never be allowed to flow toward or over the top of slopes.

Consideration for the eventual settlement of the canyon areas should also be taken into account while designing local drainage. Currently, the site plan sheet flows across the entire site. However, it may be necessary to consider designing local low spots with area drains over the main canyon.

5.7 Subdrainage

Canyon fills and stabilization fills will require appropriate subdrain installation in accordance with the recommendations described in Appendix F, or as modified by the geotechnical consultant during grading. Subdrains should be installed in canyon bottoms with tributary drainages installed after the overexcavation of unsuitable soil materials, prior to the placement of compacted fills. Subdrainage should also be provided for any significant seepage encountered during grading. The necessity and locations of subdrains should be evaluated upon review of more detailed grading plans.

5.8 Oversized Rock Materials

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 12 inches, shall not be buried or placed in fills, unless the location, materials, and disposal methods are specifically recommended by the geotechnical consultant.

Any oversized materials, with a maximum dimension of 36-inches, generated during excavation that cannot be broken down to less than 12 inches nominal size should be disposed off-site or placed within a rock windrow as illustrated on Detail GD-5 in Appendix F. Oversize material shall not be placed within 10 feet vertically or within 20 feet horizontally of any finished surface, unless specifically recommended by the geotechnical consultant during grading. Oversized disposal operations shall be such that nesting of oversize material does not occur, and such that the oversize material is completely surrounded by compacted or densified fill.

Individual rocks with a maximum dimension of 36-inches to 72-inches may be disposed of within fill areas under the direction of the geotechnical consultant on a case by case basis. Individual oversized rock disposal operations shall be such that the oversize material is completely surrounded by compacted or densified fill. Individual oversize material shall not be placed within 20 feet vertically or within 20 feet horizontally of any finished surface, unless specifically recommended by the geotechnical consultant during grading.

5.9 Deep Fill Areas/Settlement Monitoring

Based upon our understanding of proposed concept grading, fills on the order of 145 feet deep (design grading) are planned. Engineered fills deeper than 50 feet should incorporate a minimum relative compaction of 95 percent, and a moisture content of at least two percentage points above optimum moisture content. Compaction requirements may be revised based on hydrocollapse testing conducted while fill is being placed. A settlement monitoring program should be implemented consisting of the surveying of surface monuments to monitor settlement of alluvial soils left in-place and/or proposed fills deeper than 50 feet.

Survey monument readings for both deep fill areas and for fill over natural ground (Qal) should be conducted following the completion of fill placement. These areas would preliminarily include the fill slopes along the north edge of the site and over the main north-south trending canyons/drainages under the proposed building pads. Survey monument locations should be selected by the geotechnical consultant. Construction of the monuments may be completed by the contractor or the geotechnical consultant in accordance with our grading details SM-2 and SM-3 (Appendix F). Survey readings should be taken weekly for the first month and on a monthly basis thereafter until vertical movement of the fill mass achieve 90 percent of primary compression, begin secondary compression or the estimated remaining settlement is less than one inch. Construction of proposed structures

should not commence until approved by the geotechnical consultant based on the results of the settlement monitoring.

The survey bench marks used for the monitoring should be confirmed with the geotechnical consultant prior to initial readings being performed. Based on our analyses, it is estimated that primary consolidation settlement would require from a few months to a year following the completion of fill placement provided all recommendations presented herein have been implemented. It should also be remembered that the site improvements will need to be designed for a maximum tolerance deflection ratio (for differential settlement) with an estimated total settlement that is expected to occur in the deep canyons and fill areas. A portion of this settlement is also expected to occur during grading.

5.10 Preliminary Foundation Recommendations

All foundation criteria are considered minimum requirements that may be superseded by more stringent requirements from the architect, structural engineer, or governing agencies.

The following preliminary geotechnical design parameters are provided for the design of proposed foundations for the proposed buildings. The proposed buildings may be supported by continuous and square pad footings utilizing an allowable bearing pressure of 2000 pounds per square foot. The width of the continuous footings should be a minimum of 15 inches and embedded to a minimum depth of 18 inches below the lowest adjacent grade. For square pad footings, it is recommended that the width be at least 24 inches embedded a minimum of 18 inches below the lowest adjacent grade. Bearing pressures may be increased by 250 pounds per square foot per additional foot of width or depth to a maximum allowable bearing pressure of 2,500 pounds per square foot. A coefficient of friction of 0.40 may be used, along with a passive lateral resistance of 250 pounds per square foot per foot of embedment. Footings should bear on at least two feet of compacted fill.

If normal code requirements are used for seismic design, the allowable bearing value and coefficient of friction may be increased by 1/3 for short duration loads, such as the effect of wind or seismic forces.

If any utility lines are within a 1:1 (horizontal: vertical) projection from the bottom of a footing, they may be within the influence zone of the proposed footing load. If this condition exists, the proposed footing should be deepened so that the utility is outside the zone of influence; the utility line could also be relocated or encased with concrete slurry. These conditions should be evaluated on a case by case basis.

5.11 Retaining Walls

General guidelines are provided below for low retaining walls up to ten feet in retained height.

For preliminary purposes, retaining walls should be designed to resist an equivalent fluid pressure of 40 pounds per cubic foot for level backfill and 55 pounds per cubic foot for 2:1 sloping backfill. Backfill materials should consist of granular material (S.E. $\geq$ 30) and drainage systems should be installed as shown on retaining wall details in Appendix F. Please note that drainage recommendations are provided only as a means to create a drained condition behind proposed retaining walls. Surface drains should not be connected to retaining wall sub-drainage. These drains are not intended as a means of waterproofing. If moisture or salt deposition is not desired, or if stone facing, stucco, or paint is to be applied to the wall outer surface, the wall should be provided with suitable waterproofing. The waterproofing system for the wall should be designed by a qualified waterproofing consultant. Any waterproofing or drainage system damaged by soil placement and compaction efforts should be repaired prior to completion of backfilling.

Foundations for proposed retaining and perimeter (non-retaining) walls which are to be founded into compacted fill materials may be designed utilizing an allowable bearing pressure as presented above for conventional foundations.

5.12 Sulfate Potential

Based on the soluble sulfate test results at this time, the on-site soils possess a sulfate exposure that is considered "Class S0". For preliminary purposes, concrete should be designed in accordance with ACI 318, Section 19 Table 3.1.1, utilizing "Class S0" sulfate exposure.

5.13 Corrosion Potential

Laboratory testing on surficial deposits within the subject site has preliminarily indicated the soil is "highly-corrosive" to ferrous metals when the soil is saturated, as per Caltrans guidelines.

5.14 Preliminary Pavement Design

For "preliminary" design, parameters are provided below. Laboratory R-Value test results indicated R-Values ranging from 13 to 41 on surficial soils tested. We have assumed an R-Value of 25 for preliminary design purposes and to account for soil variability. Additional R-Value testing should be performed on subgrade soils at the completion of rough grading to confirm final structural pavement sections. The selection of actual traffic index should be the purview of the project civil or traffic engineer.

Preliminary Pavement Section Design

R-Value	Traffic Index	Multiple Layered	
		Asphalt Concrete (inches)	Aggregate Base* (inches)
25	4.0	3.0	5.0
25	5.0	3.0	6.0
25	6.0	3.0	9.0
25	7.0	4.0	11.0

*Aggregate base material should consist of Class 2 aggregate base materials or Crushed Miscellaneous Base (CMB).

5.15 Temporary Excavations

Temporary excavations and trench walls to a depth of four feet may be made vertically without shoring, subject to verification of safety by the contractor. Deeper excavations should be no steeper than 1.5:1 (horizontal to vertical) or braced or shored in accordance with CAL OSHA standards and guidelines. The contractor is assumed responsible for maintaining safety at the jobsite. All excavation work should be in compliance with current CAL OSHA standards. Under no circumstances should excavations be made deeper than four feet or below groundwater without shoring, bracing or laying-back, in accordance with CAL OSHA standards and guidelines. No surcharge loads should be allowed within five feet from the top of the cuts.

Existing utility lines, roadways and other easements/right-of-ways may be impacted by the temporary excavations may require shoring to obtain the full depth of the excavation.

5.16 Grading Plan Review

Our office should review the 40-scale grading plans, produced in the future. Grading plan review will be necessary to verify that our recommendations in this report remain relevant and to provide updated geotechnical recommendations specific to the plans as necessary.

5.17 Geotechnical Testing and Observation

Geotechnical observation and testing should be conducted during the following stages of grading:

- Upon the completion of clearing and grubbing;
- During all phases of grading, including benching, backcut and key excavation, cut slope excavation, remedial removals of surficial soils, backdrain/subdrain/filter material installation and engineered fill placement;
- During Settlement Monument placement;
- During roadway subgrade preparation and compaction of roadway aggregate base;
- When any unusual conditions are encountered during grading.

6. PROFESSIONAL LIMITATIONS

Geotechnical services are provided by KCG in accordance with generally accepted professional engineering and geologic practice in the area where these services are to be rendered. Client acknowledges that the present standard in the engineering and geologic and environmental profession does not include a guarantee of perfection and, except as expressly set forth in the conditions above, no warranty, expressed or implied, is extended by KCG.

All excavations used for subsurface exploration were backfilled prior to leaving the site. As with any backfill, consolidation and subsidence may result in depression of the excavation area and a potentially hazardous condition. The client and/or owner of the property are hereby advised to periodically examine the excavation areas, and if necessary backfill any resulting depressions. KCG shall not be responsible for injury or damage resulting from subsidence of backfill.

Geotechnical reports are based on the project description and proposed scope of work as described in the proposal. Our conclusions and recommendations are based on the results of the field, laboratory, and office studies, combined with an interpolation and extrapolation of soil conditions as described in the report. The results reflect our geotechnical interpretation of the limited direct evidence obtained. Our conclusions and recommendations are made contingent upon the opportunity for KCG to continue to provide geotechnical services beyond the scope in the proposal to include all geotechnical services. If parties other than KCG are engaged to provide such services, they must be notified that they will be required to assume complete responsibility for the geotechnical work of the project by concurring with the recommendations in our report or providing alternate recommendations.

All locations of borings, limits of fill, contacts, elevations, etc., are represented herein to the best of our abilities. The approximate locations depicted on all plates and figures are based upon available control as provided in the field by others. Where no information was provided by others, locations were approximated using limited measuring methods and crude instrumentation. We do not verify the locations or elevations reported herein as accurate in survey or void of error. KCG assumes no responsibility for any future costs associated with errors in the area of survey.

It is the reader's responsibility to verify the correct interpretation and intention of the recommendations presented herein. KCG assumes no responsibility for misunderstandings or improper interpretations that result in unsatisfactory or unsafe work products. It is the reader's further responsibility to acquire copies of any supplemental reports, addenda or responses to public agency reviews that may supersede recommendations in this report.

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

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APPENDIX A

REFERENCES
(Continued)

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APPENDIX B

EXPLORATORY LOGS

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-1**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/25/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2348.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML) olive-brown, some mica grains, damp.			
2345		3 3 5	9	105	**@ 2.5 feet - SAME:** medium stiff.		DS	
	5	2 2 3	10	102	**@ 5.0 feet - SAME:** some calcium carbonate.			
2340		3 4 5	12	111	**@ 7.5 feet - SAME:** trace clay.			
	10	2 4 4	10	103	**@ 10.0 feet - SAME**		CN	
2335								
	15	14 22 37	6	124	**Older Alluvium (Qoa):** **@ 15.0 feet - Silty SAND (SM):** grey-brown, fine to medium-grained, some mica grains, little quartz grains, little feldspar grains, damp, dense.		CN	
2330								
	20	24 26 34			**@ 20.0 feet - SAME:** trace gravel up to 3/4".			
2325								
	25	23 34 50/4"	11	117	**@ 25.0 feet - SAME:** large vein of calcium carbonate, trace gravel up to 1/4", very dense.			
2320								

KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-1**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/25/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
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Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
				21 34 44			@ **30.0 feet - Silty SAND (SM):** light grey-brown, fine-grained, some mica grains, some quartz grains, damp, very dense.			
2315										
	35			21 50/3"	28	99	@ **35.0 feet - Silty SAND (SM):** grey-brown, fine to medium-grained, some mica grains, little gravel up to 1.0", trace clay, moist, very dense.			@ 35.0 feet - thin clay layer at the top of the sample.
2310										
	40			24 50/5"			@ **40.0 feet - Sandy SILT (ML):** olive, trace clay, moist, hard.			
2305										
	45			27 50/3"	19	101	@ **45.0 feet - Sandy SILT (ML):** grey-brown, some mica grains, trace clay, some orange staining, moist, hard.			
2300										
	50			15 37 50			@ **50.0 feet - SAME:** no clay, no staining.			
							Total Depth: 51.5 feet. No groundwater. No caving. Hole backfilled on 6/25/2019.			

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-2**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/25/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2343.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML): olive-brown, trace clay, trace rootlets, moist.			
2340		2 2 2	9	101	**@ 2.5 feet - SAME:** medium stiff.		EI	
	5	2 3 5	8	107	**@ 5.0 feet - SAME:** trace mica grains, trace coarse sand, no roots.			
2335		3 3 4	11	104	**@ 7.5 feet - SAME**			
	10	3 3 5	11	107	**@ 10.0 feet - SAME:** trace gravel up to 1/4".		CN	
2330								
	15	4 4 5	11	107	**@ 15.0 feet - SAME**			
2325								
	20	3 5 7			**@ 20.0 feet - SAME:** no gravel, stiff.			
2320								
	25	6 7 8	10	110	**@ 25.0 feet - Silty SAND (SM):** brown, fine to medium-grained, little mica grains, few quartz grains, moist, medium dense.		CN	
2315								

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-2**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/25/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2343.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
				2 3 4			@ **30.0 feet - <u>Sandy SILT (ML):</u>** olive-brown, trace medium and coarse sand, moist, medium stiff.			
2310										
	35			5 5 8	12	110	@ **35.0 feet - SAME:** trace calcium carbonate, stiff.		CN	
2305										
	40			8 15 29			**<u>Older Allluvium (Qoa):</u>** @ **40.0 feet - SAME:** some calcium carbonate, few mica grains, hard.			
2300										
	45			32 50/3"	11	111	@ **45.0 feet - <u>SILT (ML):</u>** brown, some mica grains, trace calcium carbonate, trace orange staining, moist, hard.			
2295										
	50			29 50/6"			@ **50.0 feet - <u>Silty SAND (SM):</u>** grey-brown, fine to coarse-grained, some mica grains, trace granitic gravel up to 3/4", damp, very dense.			
							Total Depth: 51.0 feet. No groundwater. No caving. Hole backfilled on 6/25/2019.			

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-3**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2334.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML): olive-brown, some mica grains, some calcium carbonate, trace rootlets, damp.			
		2 3 3	10	96	**@ 2.5 feet - SAME:** medium stiff.		EI	
2330	5	3 2 4	14	104	**@ 5.0 feet - SAME:** trace gravel up to 1/8", moist.			
		6 8 8	5	114	**@ 7.5 feet - Silty SAND (SM):** olive-brown, fine to coarse-grained, some gravel up to 1/4", some mica grains, moist, medium dense.		GS	
2325	10	8 7 8	6	111	**@ 10.0 feet - SAME**		CN	
2320	15	10 10 11	11	104	**@ 15.0 feet - SAME:** some gravel up to 1.0".		GS	
2315	20	10 7 7			**@ 20.0 feet - SAME:** some gravel up to 1/2".			
2310	25	8 10 14	6	109	**@ 25.0 feet - SAME**			
2305								

HS BA TP 18060-01, JACK RABBIT TRAIL.GPJ Kling Consulting Group, Inc. 7/26/19

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-3**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2334.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
				7 13 22			@ **30.0 feet - <u>Silty fine SAND (SM):</u>** grey-brown, fine-grained, some mica grains, moist, dense.			
2300										
	35			50/6"	11	106	**<u>Older Alluvium (Qoa):</u>** @ **35.0 feet - SAME:** very dense.			
2295										
	40			22 50/3"			@ **40.0 feet - SAME:** olive.			
2290										
	45			23 50/3"	16	105	@ **45.0 feet - SAME:** grey-brown.			
2285										
	50			34 50/4"			@ **50.0 feet - SAME**			
							Total depth: 50.9 feet. No groundwater. No caving. Hole backfilled on 6/24/2019.			

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-4**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2308.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML): grey-brown, trace calcium carbonate, trace rootlets, damp.			
2305		3 5 6	5	101	**@ 2.5 feet - SAME:** medium stiff.		DS	
	5	4 5 5	8	108	**@ 5.0 feet - SAME:** moist.			
2300		4 4 7	8	106	**@ 7.5 feet - SAME**			
	10	5 5 9	8	109	**@ 10.0 feet - SAME:** some calcium carbonate.			
2295								
	15	8 9 11	6	110	**@ 15.0 feet - Silty SAND (SM):** brown, fine to medium-grained, some mica grains, damp, medium dense.		CN	
2290								
	20	3 7 8			**@ 20.0 feet - Silty fine SAND (SM):** olive-brown, fine-grained, some mica grains, moist, medium dense.			
2285								
	25	5 8 9	7	107	**@ 25.0 feet - Silty SAND (SM):** olive-brown, fine to medium-grained, some mica grains, some quartz grains, moist, medium dense.		CN	
2280								

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-4**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2308.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
2275				9 10 11			@ **30.0 feet - <u>Silty gravelly SAND (SM)</u>:** olive-brown, fine to coarse-grained, gravel up to 1/2", some mica grains, some quartz grains, moist, medium dense.			
2270	35			6 7 7	12	107	@ **35.0 feet - SAME:** gravel up to 1/4", trace feldspar grains.			
2265	40			11 11 12			@ **40.0 feet - SAME:** trace clay.			
2260	45			7 15 13	4	114	@ **45.0 feet - <u>Gravelly silty SAND (SP)</u>:** grey-brown, fine to coarse-grained, gravel up to 1/2", some mica grains, some quartz grains, damp, medium dense.			
	50			14 50/6"			**<u>Older Alluvium (Qoa)</u>:** @ **50.0 feet - <u>Silty fine SAND (ML)</u>:** olive, some calcium carbonate veins, some mica grains, moist, very hard. Total depth: 51.0 feet. No groundwater. No caving. Hole backfilled on 6/24/2019.			

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KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-5**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2261.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
2260	0				**@ Surface - TOPSOIL**			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML): brown, some calcium carbonate, little rootlets, damp.			
		4 3 4	6	99	**@ 2.5 feet - SAME:** medium stiff.		EI	
2255	5	3 3 3	10	98	**@ 5.0 feet - SAME:** moist.			
		1 2 4	9	99	**@ 7.5 feet - SAME:** trace gravel up to 1/4".			
2250	10	7 8 9	5	100	**@ 10.0 feet - Sandy CLAY (CL):** brown, some calcium carbonate, little rootlets, damp, stiff.		CN AL	
2245	15	10 11 11	5	117	**@ 15.0 feet - SAME:** trace calcium carbonate, damp, very stiff.			
2240	20	6 6 9			**@ 20.0 feet - SAME:** stiff.			
2235	25	10 12 12	3	115	**@ 25.0 feet - Silty clayey SAND (SM):** brown, fine to coarse-grained, some gravel up to 1/2", trace mica grains, damp, medium dense.		CN	

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-5**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2261.0**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
2230				4 10 14			**@ 30.0 feet - Silty SAND (SM):** brown, fine to coarse-grained, some gravel up to 3/4", little mica grains, moist, medium dense.			
2225	35			6 6 10	15	109	**@ 35.0 feet - Silty SAND (SM):** olive-brown, fine to medium-grained, trace clay, trace mica grains, moist, medium dense.			
2220	40			9 15 19			▽ **@ 40.0 feet - Silty SAND (SM):** grey-brown, fine to coarse-grained, some mica grains, some gravel up to 1/4", moist, dense.			
2215	45			2 7 11	16	113	▼ **@ 45.0 feet - Clayey SAND (SC):** olive-brown, fine to medium-grained, some mica grains, wet, stiff.			
2210	50			6 8 10			**@ 50.0 feet - Silty SAND (SM):** brown, fine to coarse-grained, some mica grains, trace clay, wet, medium dense.			
							Total depth: 51.5 feet. Groundwater encountered at 40.0 feet. No caving. Hole backfilled on 6/24/2019.			

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-6**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2276.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
2275	0						**@ Surface - TOPSOIL**			
							Younger Alluvium (Qa):			
							@ 0.5 feet - Sandy SILT (ML): brown, trace mica grains, trace rootlets, moist.			
				2 1 2	11	96	**@ 2.5 feet - SAME:** medium stiff.		DS	
2270	5			2 2 3	11	102	**@ 5.0 feet - SAME**			
				3 4 6	9	110	**@ 7.5 feet - Silty SAND (SM):** olive-brown, fine-grained, some mica grains, trace clay, moist, loose.		GS	
2265	10			3 4 6	12	106	**@ 10.0 feet - Silty SAND (SM):** olive-brown, fine to coarse-grained, some mica grains, moist, loose.			
2260	15			14 17 24	11	112	**@ 15.0 feet - Silty gravelly SAND (SM):** brown, fine to coarse-grained, some feldspar grains, some mica grains, moist, dense.		CN	
2255	20			9 11 14			**@ 20.0 feet - Sandy SILT (ML):** brown, some mica grains, trace quartz grains, moist, very stiff.			
2250	25			25 50	4	114	**Older Alluvium (Qoa):** **@ 25.0 feet - Gravelly silty SAND (SP):** light brown, fine to coarse-grained, gravel up to 1.0", damp, very dense.		CN	

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-6**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/24/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2276.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
2245				20 50			@ **30.0 feet - SAME:** trace quartz grains, moist.			
	35			9 41 50/3"	20	111	@ **35.0 feet - <u>Silty sandy CLAY (CL)</u>:** olive, some orange staining, moist, hard.			
2240										
	40			20 30 50			@ **40.0 feet - <u>Silty fine SAND (ML)</u>:** olive-brown, some mica grains, moist, hard.			
2235										
	45			37 50/3"	11	141	@ **45.0 feet - <u>Silty SAND (SM)</u>:** brown, fine to medium-grained, some mica grains, trace clay, moist, very dense.			
2230										
	50			50			@ **50.0 feet - SAME:** fine-grained, no clay.			@ 50.0 feet - Poor recovery
							Total depth: 50.5 feet. No groundwater No caving. Hole backfilled on 6/24/2019.			

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-7**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2238.0**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - SILT (ML): olive-brown, trace mica grains, trace rootlets, moist.			
2235		2 2 4	11	99	**@ 2.5 feet - SAME:** medium stiff.			
	5	4 4 5	12	106	**@ 5.0 feet - SAME:** few calcium carbonate stringers.			
2230		4 4 6	11	106	**@ 7.5 feet - SAME:** few mica grains, no rootlets.			
	10	3 3 5	13	112	**@ 10.0 feet - Sandy SILT (ML):** olive-brown, little mica grains, trace calcium carbonate, moist, medium stiff.			
2225								
	15	3 3 3	12	106	**@ 15.0 feet - SAME:** trace clay.		CN	
2220								
	20	2 2 4			**@ 20.0 feet - Sandy SILT (ML):** brown, few mica grains, trace clay, moist, medium stiff.			
2215								
	25	4 4 6	12	116	**@ 25.0 feet - SAME:** little mica grains, trace gravel up to 1/4".			
2210								

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-7**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2238.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
				9 8 7			@ **30.0 feet - Sandy SILT (ML):** olive-brown, little quartz grains, trace quartz gravel up to 3/4", trace clay, moist, stiff.			
2205	35			6 6 8	15	113	@ **35.0 feet - Sandy SILT (ML):** olive-brown, little mica grains, few clay, moist, stiff.		CN	
2200	40			4 6 10			@ **40.0 feet - Silty CLAY (CL):** grey-brown, few mica grains, moist, very stiff.			
2195	45			14 24 41	16	120	**Older Alluvium (Qoa):** @ **45.0 feet - Clayey sandy SILT (ML):** olive, fine sand, few mica grains, moist, hard.			
2190	50			12 14 20			@ **50.0 feet - SAME**			
							Total depth: 51.5 feet. Groundwater encountered at 48.0 feet. No caving. Hole backfilled on 6/26/2019.			

HS BA TP 18060-01, JACK RABBIT TRAIL.GPJ Kling Consulting Group, Inc. 7/26/19

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-8**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2295.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML): grey-brown, fine to medium sand, trace gravel up to 1/4", damp.			
		3 3 4	8	104	**@ 2.5 feet - SAME:** medium stiff.			
2290	5	3 4 5	9	110	**@ 5.0 feet - Sandy SILT (ML):** grey-brown, few calcium carbonate stringers, trace mica grains, trace clay, moist, medium stiff.			
		3 4 5	10	110	**@ 7.5 feet - SAME**			
2285	10	4 4 5	11	107	**@ 10.0 feet - Sandy SILT (ML):** olive-brown, few calcium carbonate stringers, trace mica grains, trace clay, moist, medium stiff.			
2280	15	4 4 5	8	105	**@ 15.0 feet - SAME**		CN	
2275	20	4 4 4			**@ 20.0 feet - SAME:** trace gravel up to 3/4", no calcium carbonate.			
2270	25	4 8 8	11	115	**@ 25.0 feet - SAME:** damp, stiff.		CN	

HS BA TP 18060-01, JACK RABBIT TRAIL.GPJ Kling Consulting Group, Inc. 7/26/19

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-8**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2295.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
				8 8 7			**@ 30.0 feet - Silty fine SAND (SM):** brown, fine-grained, trace mica grains, trace gravel up to 1/8", moist, medium dense.			
2260	35			7 10 12	5	114	**@ 35.0 feet - Silty gravelly SAND (SP):** grey-brown, fine to medium-grained, gravel up to 1/4", moist, medium dense.		GS	
2255	40			4 4 6			**@ 40.0 feet - Sandy SILT (ML):** olive-brown, fine to medium sand, moist, stiff.		AL	
2250	45			18 31 50/3"	5	110	**Older Alluvium (Qoa):** **@ 45.0 feet - Silty SAND (SM):** grey-brown, fine to coarse-grained, few quartz grains, damp, very dense.			
2245	50			50			**@ 50.0 feet - SAME**			
							Total depth: 50.5 feet. No groundwater. No caving. Hole backfilled on 6/26/2019.			

HS BA TP 18060-01, JACK RABBIT TRAIL.GPJ Kling Consulting Group, Inc. 7/26/19

KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-9**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2239.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
						@ Surface - TOPSOIL			
						Younger Alluvium (Qa):			
						@ 0.5 feet - Sandy SILT (ML): brown, few quartz grains, few mica grains, damp.			
			3 4 6	9	109	**@ 2.5 feet - SAME:** medium stiff.		DS	
2235									
	5		3 4 5	12	101	**@ 5.0 feet - Sandy SILT (ML):** olive-brown, few calcium carbonate stringers, few mica grains, moist, medium stiff.			
			4 5 8	10	110	**@ 7.5 feet - SAME:** little calcium carbonate, few gravel up to 1/2", stiff.			
2230									
	10		6 8 9	7	98	**@ 10.0 feet - SILT (ML):** brown, some calcium carbonate, damp, stiff.		CN	
2225									
	15		10 17 17	5	117	**@ 15.0 feet - Sandy SILT (ML):** brown, trace feldspar grains, damp, very stiff.		CN	
2220									
	20		6 5 11			**@ 20.0 feet - Sandy SILT (ML):** olive-brown, little quartz grains, little feldspar grains, trace granitic gravel up to 3/4", moist, very stiff.			
2215									
	25		7 7 7	4	114	**@ 25.0 feet - SAME:** brown, gravel up to 1/2", little mica grains, stiff.			
2210									

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-9**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2239.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
		3 4 4			@ **30.0 feet - <u>Sandy SILT (ML):</u>** olive-brown, moist, medium stiff.			
2205	35	5 6 9	9	111	@ **35.0 feet - SAME:** trace clay, stiff.		CN	
2200	40	3 4 5			@ **40.0 feet - <u>Silty SAND (SM):</u>** brown, fine-grained with trace medium sand, trace mica grains, moist, loose.			
2195	45	6 6 9	10	109	@ **45.0 feet - SAME:** trace gravel up to 1/4", medium dense.			
2190	50	9 20 27			**<u>Older Alluvium (Qoa):</u>** @ **50.0 feet - <u>Silty SAND (SM):</u>** olive-brown, fine to coarse-grained, trace gravel up to 1/2", trace mica grains, trace quartz grains, moist, dense.			

Total depth: 51.5 feet.
No groundwater.
No caving.
Hole backfilled on 6/26/2019.

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KCG KLING Consulting Group, Inc.

LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-10**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2258.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
					@ Surface - TOPSOIL			
					Younger Alluvium (Qa):			
					@ 0.5 feet - Sandy SILT (ML): olive-brown, trace clay, trace mica grains, moist.			
2255		2 7 6	9	80	**@ 2.5 feet - SAME:** stiff.		EI	
	5	3 3 3	14	106	**@ 5.0 feet - Sandy SILT (ML):** olive-brown, few calcium carbonate stringers, few mica grains, trace clay, moist, medium stiff.			
2250		3 3 5	12	104	**@ 7.5 feet - SAME**			
	10	2 3 5	16	102	**@ 10.0 feet - SAME**			
2245								
	15	4 5 8	6	104	**@ 15.0 feet - Silty SAND (SM):** brown, fine to coarse-grained, few mica grains, damp, medium dense.		CN	
2240								
	20	5 6 4			**@ 20.0 feet - SAME:** trace gravel up to 1/4", loose.			
2235								
	25	5 5 7	10	100	**@ 25.0 feet - Silty SAND (SM):** brown, fine-grained with trace medium and coarse sand, some mica grains, damp, loose.		CN	
2230								

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LOG OF EXPLORATORY BORING

Project:	**Jack Rabbit Trail**	Boring No.:	**KB-10**
Project Number:	**18060-01**	Driller:	**Cal Pac Drilling**
Date Drilled:	**6/26/19**	Drill Type:	**Hollow Stem**
Logged By:	**DKL**	Hammer Wt. / Drop:	**140lb / 30in**
		Ground Elev. [ft]:	**2258.0**

Standard Split Spoon | Shelby Tube | Water Level ATD | California | Bulk Sample | Static Water Table

Elevation [ft]	Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests	Remarks
				9 13 9			**@ 30.0 feet - Silty SAND (SM):** grey-brown, fine to medium-grained with few coarse sand, little mica grains, few gravel up to 3/4", damp, medium dense.			
2225										
	35			7 9 16	8	106	**@ 35.0 feet - Silty gravelly SAND (SP):** grey-brown, fine to coarse-grained, gravel up to 1/2", some quartz grains, little feldspar grains, little mica grains, damp, medium dense.			
2220										
	40			17 20 14			**@ 40.0 feet - SAME:** gravel up to 1.0", dense.			
2215										
	45			7 9 9	8	108	**@ 45.0 feet - Silty fine SAND (SM):** olive-brown, fine-grained, trace gravel up to 1/4", trace quartz grains, trace mica grains, moist, medium dense.			
2210										
	50			3 5 5			**@ 50.0 feet - SAME:** loose.			
							Total depth: 51.5 feet. No groundwater. No caving. Hole backfilled on 6/26/2019.			

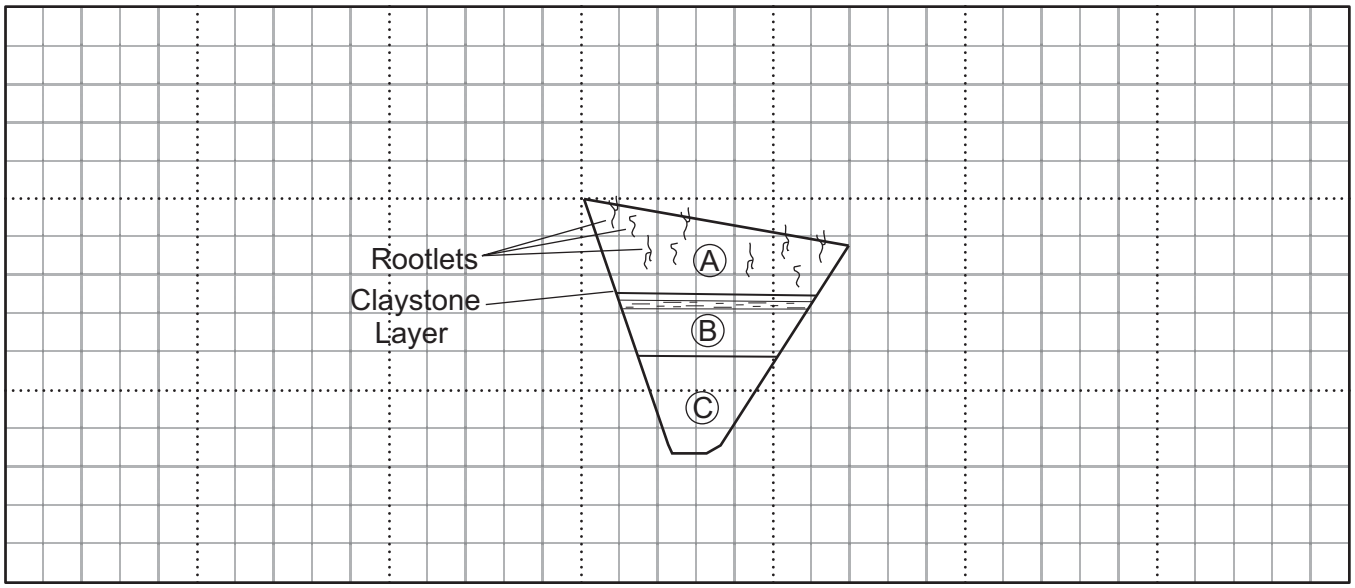
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LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-1**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/8/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
							(A) **@ Surface - TOPSOIL**		
							(B)<u>San Timoteo Formation (Tst):</u> **@ 2.0 feet - <u>SILTSTONE:</u>** olive-grey, severely weathered, closely fractured, weak, one 3" interbedded layer of polished claystone, calcium carbonate-rich, trace rootlets.		
5							**(C)** **@ 4.0 feet - <u>SILTSTONE:</u>** olive, severely weathered, moderately fractured, weak, some calicum carbonate.		
							Total depth: 6.0 feet No groundwater. No caving. Trench backfilled with spoils on 7/8/2019.		



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Scale: H 5 [ft]
V 5 [ft]

Pit Orientation: N 79 W
Natural Slope Angle: ~10

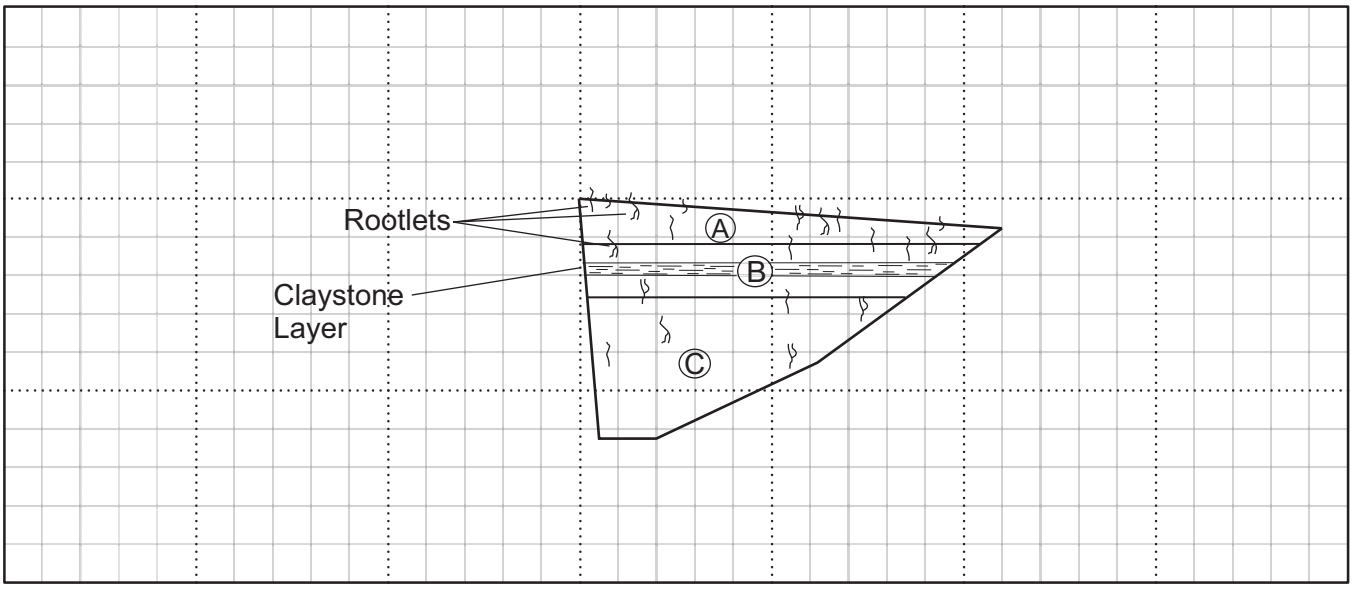
B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-2**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/8/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
							(A) **@ Surface - TOPSOIL**		
							(B)<u>San Timoteo Formation (Tst):</u> **@ 1.0 foot - <u>Clayey SILTSTONE:</u>** olive-brown, severely weathered, closely fractured, weak, calcium carbonate-rich, some rootlets. **(C)** **@ 2.5 feet - <u>Sandy SILTSTONE:</u>** olive-brown, severely weathered, closely fractured, weak, calcium carbonate-rich, trace rootlets.		
5				11	108		Total depth: 6.0 feet. No groundwater. No caving. Trench backfilled with spoils on 7/8/2019.		AL CN



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Scale: H 5 [ft] V 5 [ft]

Pit Orientation: N 49 E
Natural Slope Angle: ~4

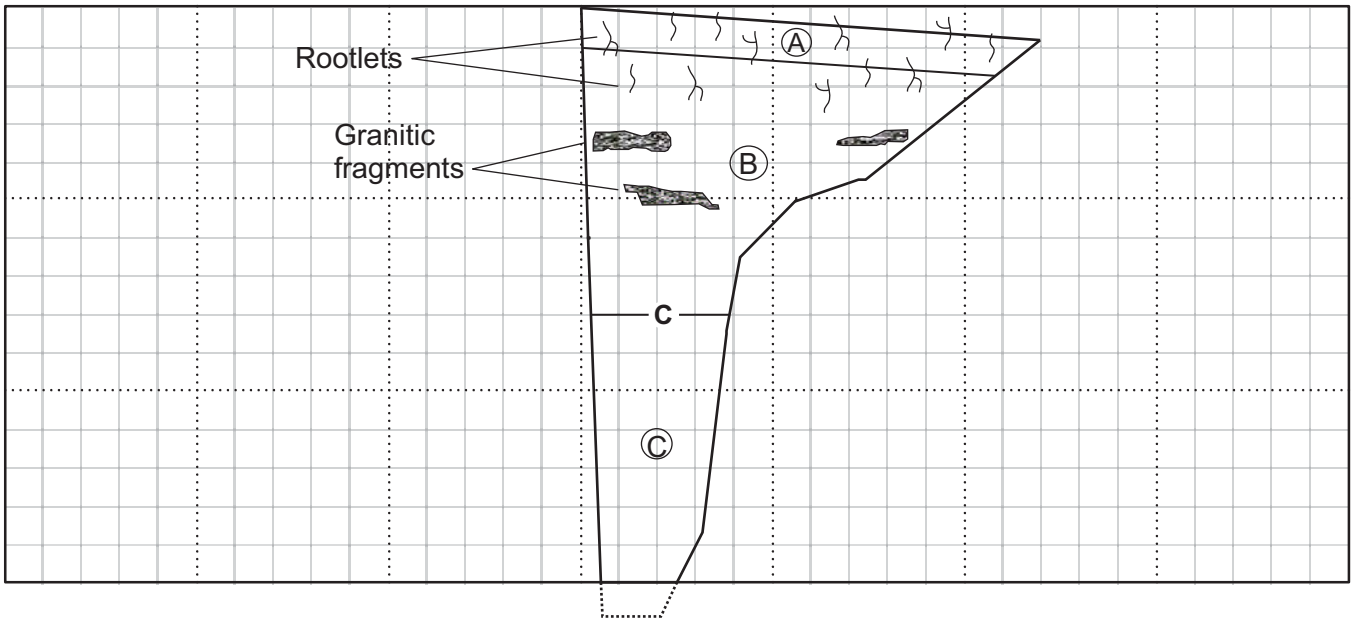
B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-3**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/8/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
5				12	114		**(A)** **@ Surface - TOPSOIL** **(B)Colluvium (Col):** **@ 1.0 foot - Silty gravelly SAND (SM):** brown, fine to coarse-grained, gravel up to 1.0", some calcium carbonate, trace granitic fragments, porous, moist.		DS RV
10							**(C)San Timoteo Formation (Tst):** **@ 8.0 feet - Silty SANDSTONE:** brown, fine-grained, severely weathered, moderately fractured, weak, some calcium carbonate.		
15							Total depth: 16.0 feet. No groundwater. No caving. Trench backfilled with spoils on 7/8/2019.		



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Scale: H 5 [ft]
V 5 [ft]

Pit Orientation: N 42 W
Natural Slope Angle: ~4

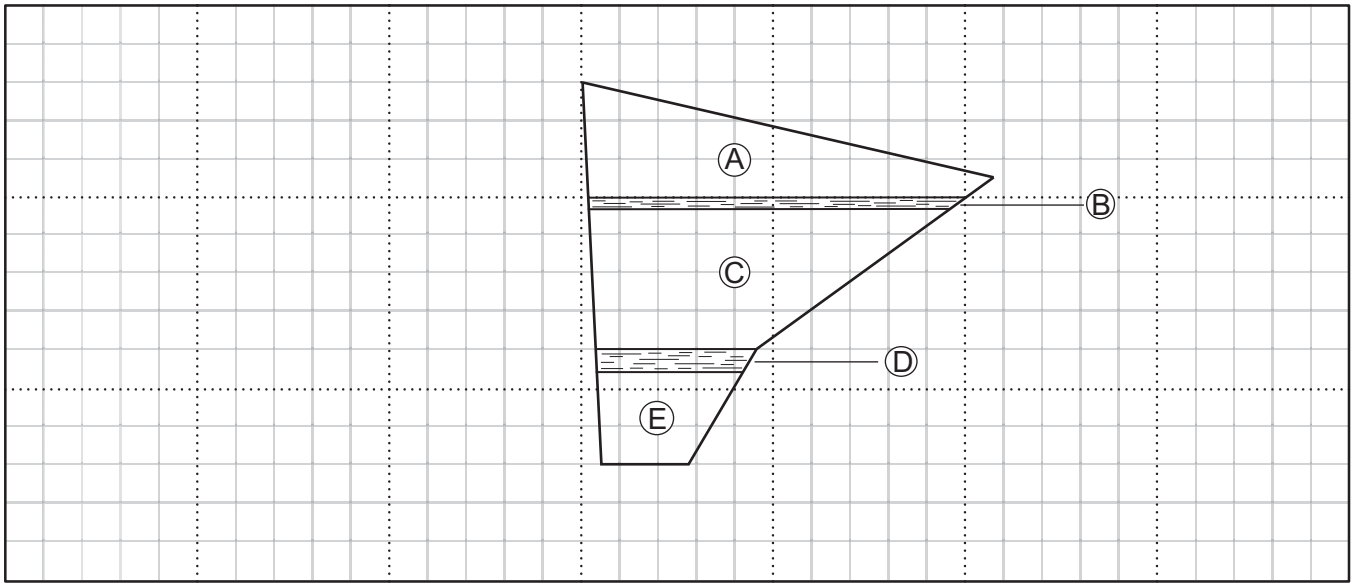
B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-4**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/8/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
5				21	106	@ 3.0 feet - B: N 55 W, 8 SW	**(A)San Timoteo Formation (Tst):** **@ Surface - SILTSTONE:** light brown, severely weathered, moderately fractured, weak, calcium carbonate-rich. **(B)** **@ 3.0 feet - CLAY Layer:** dark olive-brown, severely weathered, closely fractured, weak, highly polished, sheared, oxidized, slightly plastic. **(C)** **@ 3.3 feet - Sandy SILTSTONE:** grey-brown, severely weathered, closely fractured, weak, calcium carbonate-rich. **(D)** **@ 7.0 feet - CLAY Layer:** dark olive-brown, severely weathered, closely fractured, weak, highly polished, sheared, oxidized, medium plasticity. **(E)** **@ 7.6 feet - Clayey sandy SILTSTONE:** dark brown, severely weathered, moderately fractured, moderately strong. Total depth: 10.0 feet. No groundwater. No caving. Trench backfilled with spoils on 7/8/2019.		
10									



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Scale: H 5 [ft]
V 5 [ft]

Pit Orientation: N 57 W
Natural Slope Angle: ~13

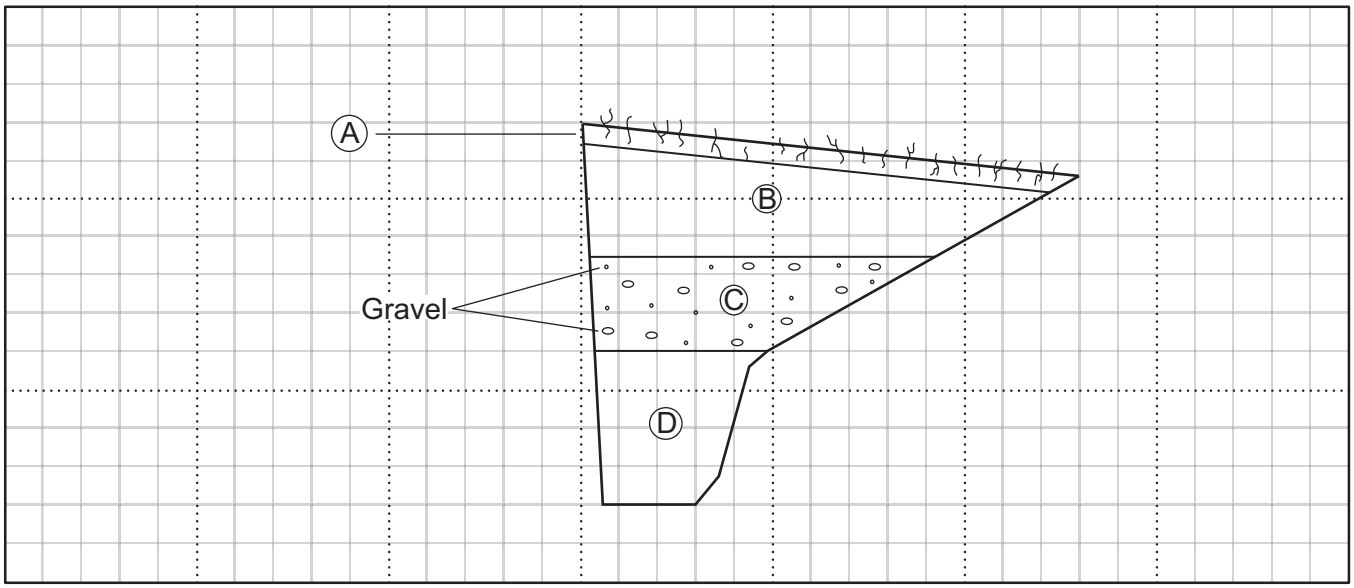
B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-5**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/8/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
5				4	112		**(A)** **@ Surface - TOPSOIL** **(B)<u>San Timoteo Formation (Tst):</u>** **@ 0.5 feet - <u>Silty SANDSTONE:</u>** grey-brown, fine to medium-grained with few gravel up to 1/2", severely weathered, closely fractured, weak, some calcium carbonate. **(C)** **@ 3.5 feet - <u>CONGLOMERATE:</u>** grey-brown, fine to coarse-grained with gravel up to 3" and cobbles up to 5", severely weathered, moderately fractured, weak, some calcium carbonate. **(D)** **@ 6.0 feet - <u>Silty SANDSTONE:</u>** brown, fine to medium-grained, severely weathered, moderately fractured, weak, some calcium carbonate.		
10							Total depth: 10.0 feet. No groundwater. No caving. Trench backfilled with spoils on 7/8/2019.		



Scale: H 5 [ft] V 5 [ft]

Pit Orientation: N 5 W
Natural Slope Angle: ~6

B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

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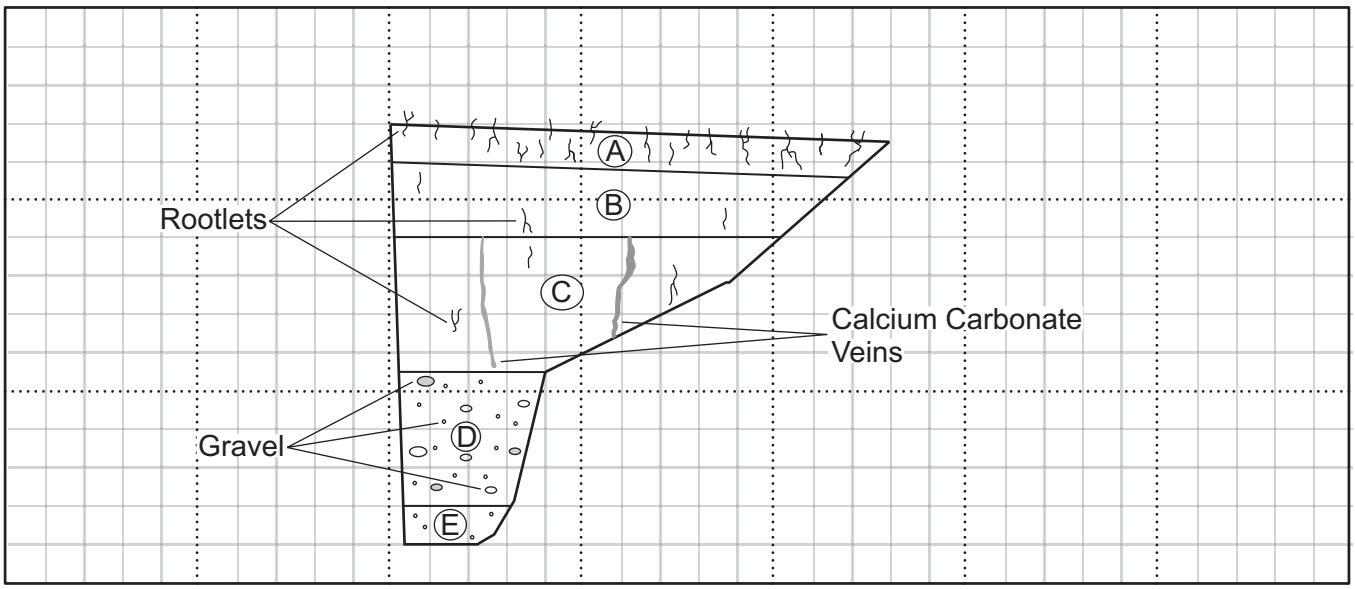
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LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-6**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/8/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
5							**(A)** **@ Surface - TOPSOIL** **(B)San Timoteo Formation (Tst):** **@ 1.0 foot - Sandy clayey SILTSTONE:** olive-brown, severely weathered, moderately fractured, weak, trace calcium carbonate, trace rootlets. **(C)** **@ 3.0 feet - Sandy SILTSTONE:** olive-brown, severely weathered, moderately fractured, weak, few calcium carbonate veins, trace rootlets. **(D)** **@ 6.5 feet - CONGLOMERATE:** light brown, fine to coarse-grained with clasts up to 6.0", severely weathered, moderately fractured, weak, some calcium carbonate. **(E)** **@ 10.0 feet - Silty SANDSTONE:** grey-brown, fine to coarse-grained, severely weathered, moderately fractured, weak, trace gravel up to 1/2". Total depth: 11.0 feet. No groundwater. No caving. Trench backfilled with spoils on 7/8/2019.		
10									



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KCG KLING Consulting Group, Inc.

Scale: H 5 [ft] V 5 [ft]

Pit Orientation: N 19 E
Natural Slope Angle: ~2

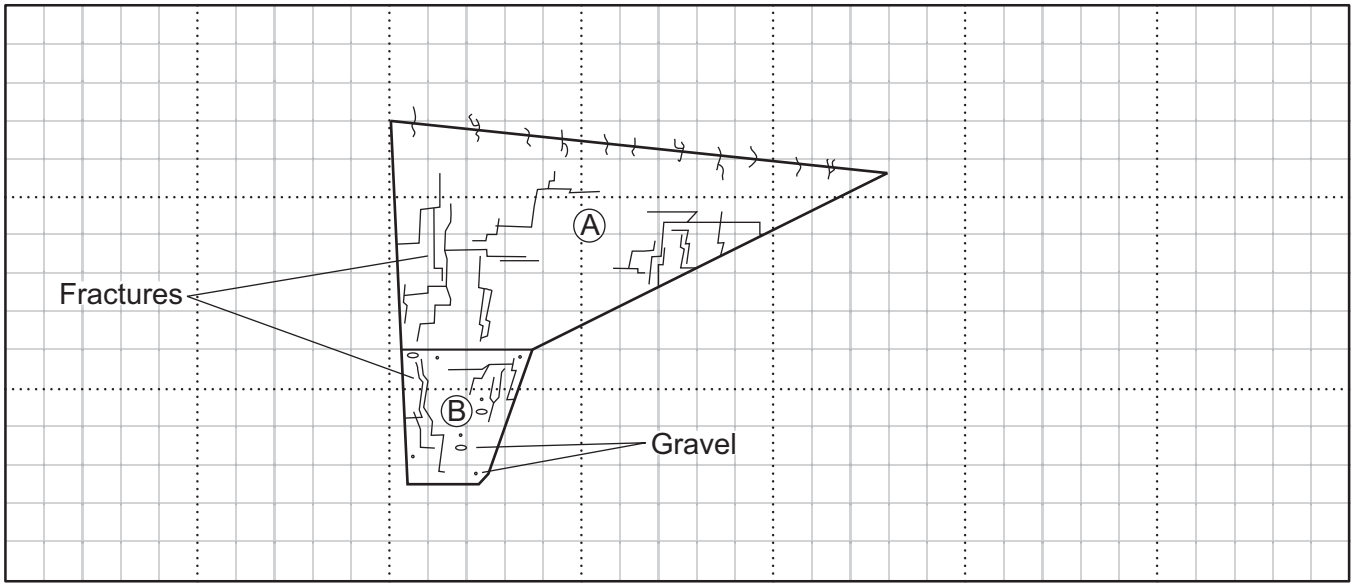
B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-7**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/9/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
5							**(A)<u>San Timoteo Formation (Tst):</u>** **@ Surface - <u>Silty SANDSTONE:</u>** grey-brown, fine-grained, severely weathered, very closely fractured, friable, calcium carbonate-rich. **(B)** **@ 6.0 feet - <u>Silty gravelly SANDSTONE:</u>** grey-brown, fine to medium-grained, severely weathered, closely fractured, weak, gravel up to 2.0", calcium carbonate-rich. Total depth: 9.5 feet. No groundwater. No caving. Trench backfilled with spoils on 7/9/2019.		DS EI SU



Scale: H 5 [ft] V 5 [ft]

Pit Orientation: N 40 E
Natural Slope Angle: ~6

B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

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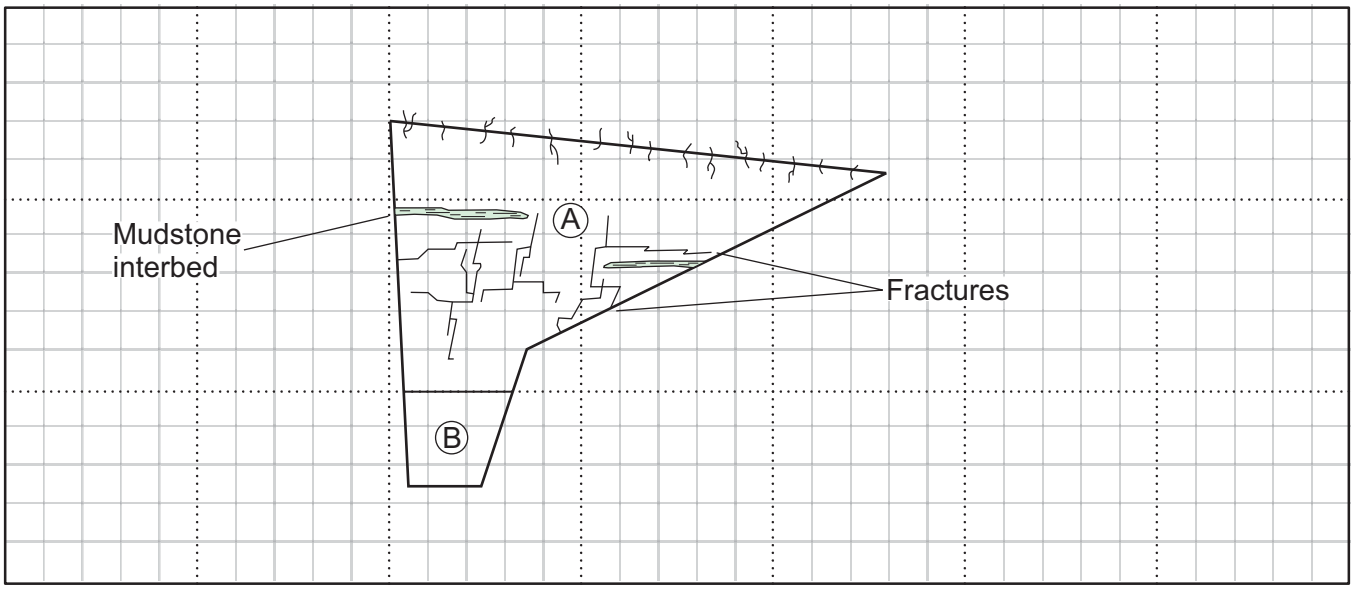
HS BA TP 18060-01, JACK RABBIT TRENCHES.GPJ Kling Consulting Group, Inc. 7/31/19

LOG OF EXPLORATORY TEST PIT

Project:	**Jack Rabbit trenches**	Test Pit No.:	**TP-8**
Project Number:	**18060-01**	Contractor:	**Bob Turner**
Date Drilled:	**7/9/19**	Backhoe:	**John Deere 410K**
Logged By:	**DKL**	Hammer Wt. / Drop:	
		Ground Elev. [ft]:	**---**

Standard Split Spoon | Shelby Tube | Water Level ATD
California | Bulk Sample | Static Water Table

Depth [ft]	Graphic Log	Sample Type	Blows/6"	Moisture Content [%]	Dry Density, [pcf]	Geologic Notes	SOIL DESCRIPTION and CLASSIFICATION (USCS)	Pocket Pen. [tsf]	Lab Tests
5				10			**(A)San Timoteo Formation (Tst):** **@ Surface - Sandy SILTSTONE:** grey-brown, severely weathered, very closely fractured, weak, calcium carbonate-rich, trace mudstone interbedded. **(B)** **@ 7.0 feet - Sandy SILTSTONE:** grey-brown, severely weathered, closely fractured, weak, some calcium carbonate. Total depth: 9.5 feet. No groundwater. No caving. Trench backfilled with spoils on 7/9/2019.		



Scale: H 5 [ft] V 5 [ft]

Pit Orientation: N 24 W
Natural Slope Angle: ~6

B - Bedding Plane
J - Joint
C - Contact
F - Fault
S - Shear

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APPENDIX C

SUMMARY OF LABORTORY TEST PROCEDURES AND RESULTS

APPENDIX C

LABORATORY TEST PROCEDURES

VISUAL CLASSIFICATION OF SOILS

As a part of the routine laboratory soil testing, the soil samples are visually classified in accordance with the Unified Soil Classification System by experienced laboratory technicians. If necessary, in order to verify the visual classification, selected samples are classified utilizing the results of Standard Classification tests performed in accordance - with ASTM D2487-00.

MOISTURE AND DENSITY TESTING

Moisture content and dry density determinations are performed on relatively undisturbed samples obtained from the exploratory excavation. The results of these tests are presented in the boring logs. Where applicable, only moisture content is determined from "undisturbed" or disturbed samples.

MAXIMUM DENSITY TESTS

The maximum dry density and optimum moisture content of typical materials is determined in accordance with ASTM D1557 (five layers). The results of these tests are presented graphically as an attachment in this Appendix.

CONSOLIDATION TESTS

Consolidation tests were performed in general accordance with ASTM D2435-96 on selected, relatively undisturbed, ring samples recovered from the exploratory excavations. Samples are placed in a consolidometer where increasing load increments are applied in geometric progression. The soil specimen is placed between porous stones that allow water to infiltrate and flow on the soil sample. During the loading stages prior to the addition of water, the soil sample is sealed in order to prevent evaporation of soil water. The load increment where water was added is indicated on the consolidation pressure curves. The percent consolidation for each load cycle is recorded as the ratio of the amount of vertical compression to the original 1-inch height. The time-rate of consolidation was also performed on each soil specimen tested. The results of this test are presented graphically as an attachment in this Appendix.

HYDRO-COLLAPSE TESTS

Hydro-collapse tests were performed in general accordance with ASTM D5333-03 on selected undisturbed ring samples to determine the hydro-collapse potential. In general, the procedure entailed the application of normal stress roughly equal to the sum of the existing overburden and final fill load prior to inundating the sample with water. The resulting change in height of the sample indicates the collapse potential. The results of these tests are presented graphically as an attachment in the appropriate Appendix.

APPENDIX C

LABORATORY TEST PROCEDURES (Continued)

DIRECT SHEAR TESTS

Direct shear tests were performed in accordance to ASTM D3080-98 on selected remolded and/or undisturbed samples which were pre-soaked for a minimum of 24 hours. The samples were then tested under various normal loads; a different specimen being used for each normal load. The samples were sheared in a motor driven, strain-controlled direct shear testing apparatus at a strain rate of 0.01 in. per minute. The test results are presented in the Laboratory Summary.

GRAIN SIZE DISTRIBUTION

A representative sample was dried, weighed, and soaked in water until individual soil particles were separated and then washed on the No. 200 sieve. That portion of the material retained on the No. 200 sieve was oven-dried and then run through a standard set of sieves in accordance with ASTM D422-63. The grain size distribution curves are attached to the Laboratory Summary.

EXPANSION INDEX TEST

The expansion potential of selected materials was evaluated by the Expansion Index Test, U.B.C. Standard No. 18-2. The specimen was molded under a given compactive energy and moisture content to achieve approximately 50 percent saturation. The prepared 1-inch thick by 4-inch diameter specimen was then loaded with a 144 psf surcharge and inundated with water until volumetric equilibrium is reached. The result of this test is presented in the Laboratory Summary.

SOLUBLE SULFATES

Soluble sulfate tests determined in general accordance with California Test Method No. 417 were also performed on representative samples collected during the field investigation. Soils with a sulfate concentration greater than 0.10% are considered potentially harmful to concrete and would require following the current ACI or C.B.C. for "moderate" or more severe sulfate exposure requirements. The results of this test are presented in the Laboratory Summary.

GRAIN SIZE DISTRIBUTION

A representative sample was dried, weighed, and soaked in water until individual soil particles were separated and then washed on the No. 200 sieve. That portion of the material retained on the No. 200 sieve was oven-dried and then run through a standard set of sieves in accordance with ASTM D422-63. The grain size distribution curves are attached to the Laboratory Summary.

ATTERBERG LIMITS

The Atterberg limits were performed in general accordance with ASTM D4318-00 and are used frequently in soil classification and identification. The soil descriptions defined by the United Soil Classification System (USCS) are based on these limits. Fine-grained soils are classified in the laboratory by performing several tests that define the plastic and liquid limits. The results of these tests are presented graphically as an attachment in this Appendix.

LABORATORY TEST SUMMARY

Atterberg Limits

Location	**Soil Description**	**Percent Passing #200 sieve**	**Liquid Limit**	**Plastic Limit**	**Plasticity Index**
KB-5 @ 10’	Brown Sandy Clay (CL)	N/A	30	19	11
KB-8 @ 40’	Brown Clayey Silt (CL-ML)	N/A	24	20	4
KTP-2- @ 6’	Brown Silt (ML)	N/A	30	27	3

Expansion Index and Soluble Sulfate

Location	Soil Description	Expansion Index	Soluble Sulfate (%)
KB-2 @0’-5’	Brown Clayey Sand (SC)	21	0.0009
KB-3 @0’-5’	Brown Clayey Sand (SC)	37	0.0036
KB-5 @0’-5’	Brown Clayey Sand (SC)	23	0.0030
KB-10 @0’-5’	Brown Clayey Sand (SC)	24	0.0021
TP-7 @4’-6’	Light Brown Silty Sand (SM)	1	0.0012

Direct Shear

Location	Soil Description	Cohesion	Friction angle
KB-1 @ 0-5'	Dark Brown clayey Sand (SC)	150 psf	29 degrees
KB-4 @ 0-5'	Dark Brown clayey Sand (SC)	200 psf	29 degrees
KB-6 @ 0-5'	Dark Brown clayey Sand (SC)	200 psf	29 degrees
KB-9 @ 0-5'	Dark Brown clayey Sand (SC)	150 psf	29 degrees
TP-3 @ 6’	Red Brown Sandy Clay (CL)	400	23 degrees
TP-7 @ 4-6'	Brown silty Sand (SM)	100 psf	28 degrees

* Test also plotted graphically following the tables.

R-VALUE

The suitability of selected soil samples for support of flexible pavement was evaluated by conducting stabilometer resistance (R-Value) testing. R-value testing was performed in accordance with California Standard Test Method No. 301. The results of this test are presented in the Laboratory Summary.

CORROSION TEST (BY OTHERS)
The corrosion test, including sulfate content, was performed by Anaheim Test Laboratory, and the results are presented in the attached results in this Appendix.

PROJECT NAME : JACK RABBIT TRAIL | PROJECT NO: 18060-01 | DATE : 15-Jul-19

BORING NUMBER : KB-5 | SAMPLE NO./DEPTH : 10' | TESTED BY : RB

SAMPLE DESCRIPTIONS/CLASSIFICATION : BROWN LEAN CLAY (CL)

PLASTIC LIMIT

DETERMINATION NO	1	2
DISH NO.	B	
MASS OF DISH + WET SOIL,(Gms)	23.56	
MASS OF DISH + DRY SOIL,(Gms)	21.58	
MASS OF WATER,(Gms)	1.98	
MASS OF DISH,(Gms)	10.94	
MASS OF DRY SOIL,(Gms)	10.64	
MOISTURE CONTENT,(%)	18.6	

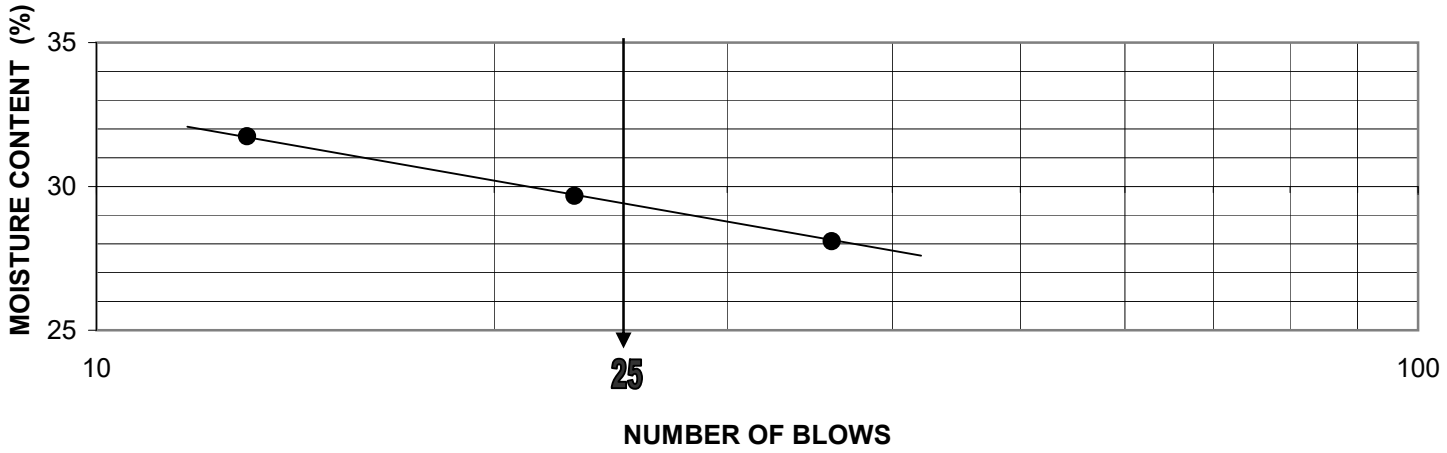
LIQUID LIMIT

DETERMINATION NO.	1	2	3
DISH NUMBER	15C	A1	8
MASS, DISH + WET SOIL,(Gms)	12.41	11.86	11.74
MASS, DISH + DRY SOIL,(Gms)	10.49	10.16	10.13
MASS OF WATER,(Gms)	1.92	1.70	1.61
MASS OF DISH,(Gms)	4.44	4.43	4.40
MOISTURE CONTENT,(%)	31.7	29.7	28.1
NUMBER OF BLOWS	13	23	36

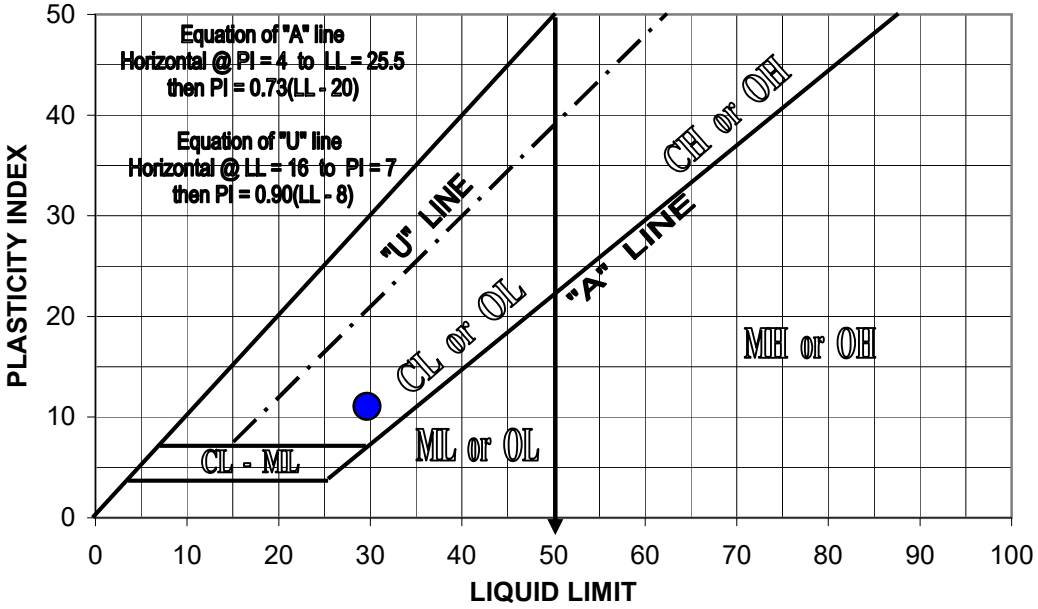
NATURAL MOISTURE CONTENT,%

0.00
#DIV/0!

FLOW CURVE



PLASTICITY CHART



RESULT SUMMARY

NATURAL MOISTURE CONTENT, (%)	-
LIQUID LIMIT (LL)	30
PLASTIC LIMIT (PL)	19
PLASTICITY INDEX (PI)	11
SYMBOL FROM PLASTICITY CHART	(CL)

METHOD OF PREPARATION		METHOD OF LL DETERMINATION	
DRY	X	MULTIPOINT	X
WET		ONE-POINT	

REMARKS :

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ATTERBERG LIMITS

(ASTM D4318-00)

PROJECT NAME : JACK RABBIT TRAIL PROJECT NO: 18060-01 DATE : 24-Jul-19

BORING NUMBER : KB - 8 SAMPLE NO./DEPTH : 40' TESTED BY : RB

SAMPLE DESCRIPTIONS/CLASSIFICATION : BROWN CLAY TO SILT (CL/ML)

PLASTIC LIMIT

DETERMINATION NO	1	2
DISH NO.	10	
MASS OF DISH + WET SOIL,(Gms)	27.46	
MASS OF DISH + DRY SOIL,(Gms)	24.81	
MASS OF WATER,(Gms)	2.65	
MASS OF DISH,(Gms)	11.37	
MASS OF DRY SOIL,(Gms)	13.44	
MOISTURE CONTENT,(%)	19.7	

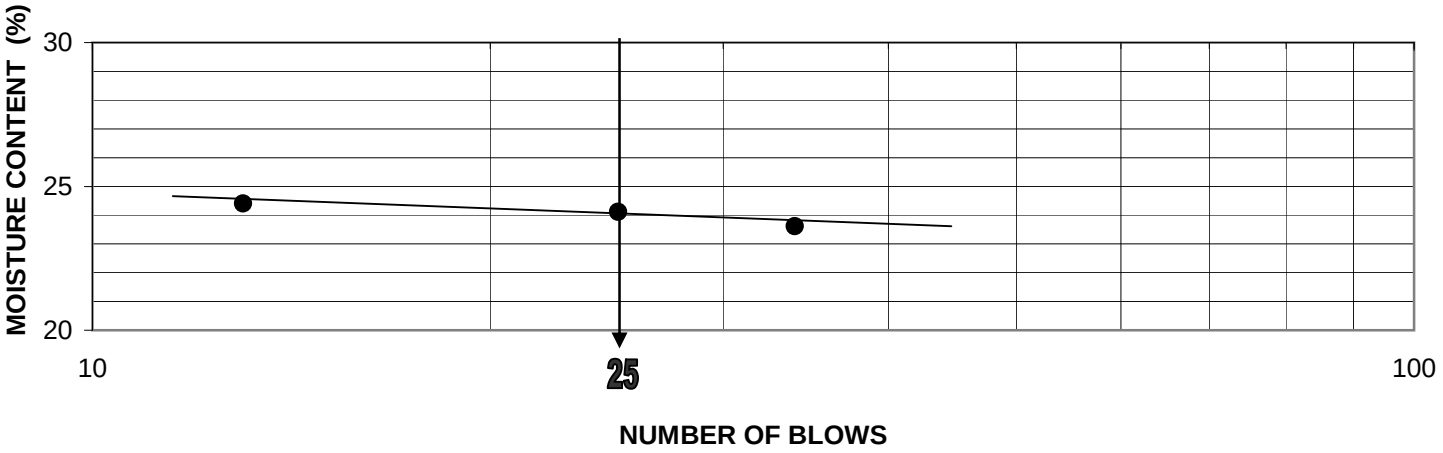
LIQUID LIMIT

DETERMINATION NO.	1	2	3
DISH NUMBER	6	8	A1
MASS, DISH + WET SOIL,(Gms)	12.00	11.84	11.60
MASS, DISH + DRY SOIL,(Gms)	10.47	10.40	10.23
MASS OF WATER,(Gms)	1.53	1.44	1.37
MASS OF DISH,(Gms)	4.20	4.43	4.43
MOISTURE CONTENT,(%)	24.4	24.1	23.6
NUMBER OF BLOWS	13	25	34

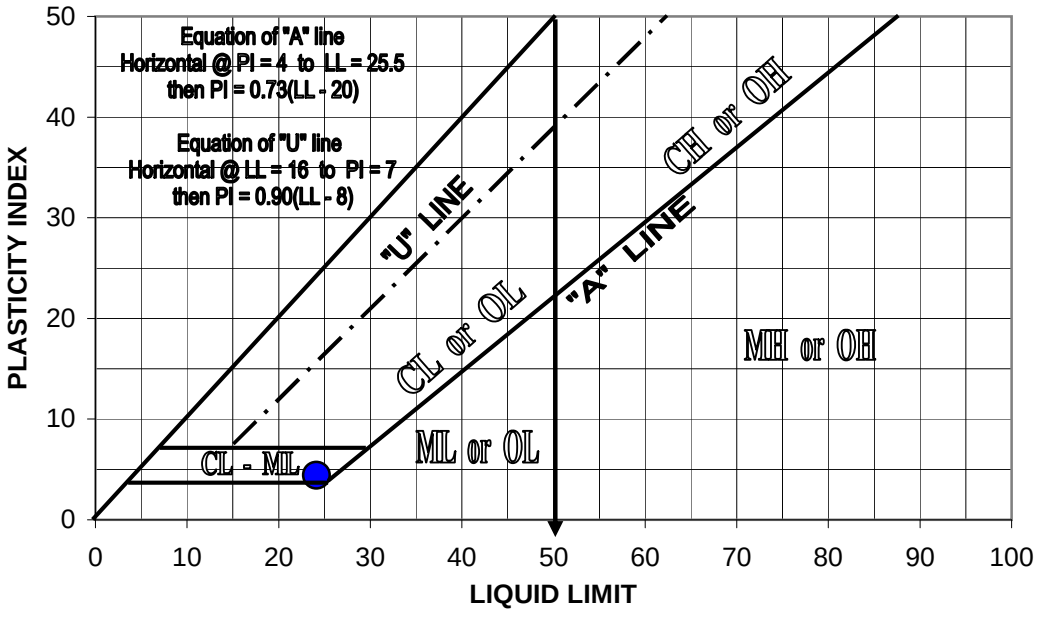
NATURAL MOISTURE CONTENT,%

0.00
#DIV/0!

FLOW CURVE



PLASTICITY CHART



RESULT SUMMARY

NATURAL MOISTURE CONTENT, (%)	-
LIQUID LIMIT (LL)	24
PLASTIC LIMIT (PL)	20
PLASTICITY INDEX (PI)	4
SYMBOL FROM PLASTICITY CHART	(CL/ML)

METHOD OF PREPARATION		METHOD OF LL DETERMINATION	
DRY	X	MULTIPOINT	X
WET		ONE-POINT	

REMARKS :

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ATTERBERG LIMITS

(ASTM D4318-00)

PROJECT NAME : JACK RABBIT TRAIL PROJECT NO: 18060-01 DATE : 24-Jul-19

BORING NUMBER : KTP - 2 SAMPLE NO./DEPTH : 6' TESTED BY : RB

SAMPLE DESCRIPTIONS/CLASSIFICATION : OLIVE BROWN SILT (ML)

PLASTIC LIMIT

DETERMINATION NO	1	2
DISH NO.	R	
MASS OF DISH + WET SOIL,(Gms)	26.13	
MASS OF DISH + DRY SOIL,(Gms)	22.92	
MASS OF WATER,(Gms)	3.21	
MASS OF DISH,(Gms)	10.9	
MASS OF DRY SOIL,(Gms)	12.02	
MOISTURE CONTENT,(%)	26.7	

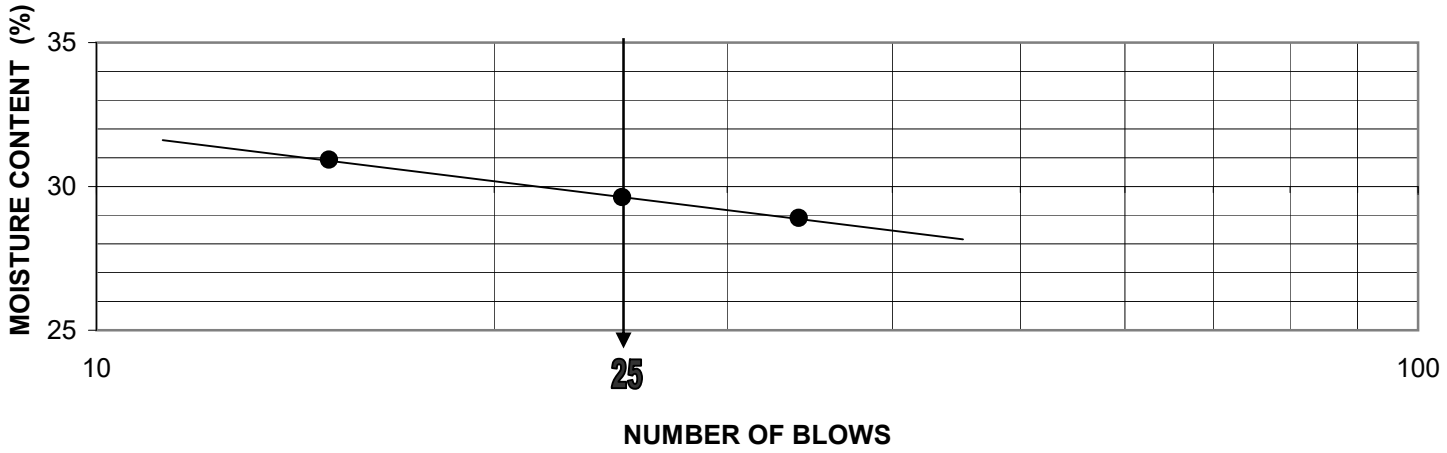
LIQUID LIMIT

DETERMINATION NO.	1	2	3
DISH NUMBER	112	12	9
MASS, DISH + WET SOIL,(Gms)	11.99	11.55	11.44
MASS, DISH + DRY SOIL,(Gms)	10.19	9.87	9.81
MASS OF WATER,(Gms)	1.80	1.68	1.63
MASS OF DISH,(Gms)	4.37	4.20	4.17
MOISTURE CONTENT,(%)	30.9	29.6	28.9
NUMBER OF BLOWS	15	25	34

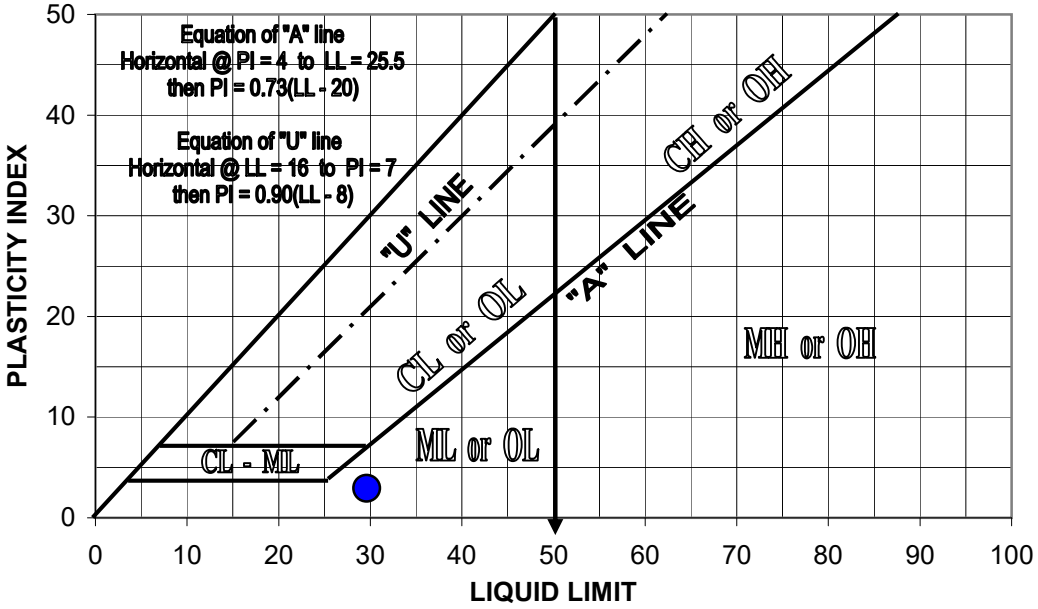
NATURAL MOISTURE CONTENT,%

0.00
#DIV/0!

FLOW CURVE



PLASTICITY CHART



RESULT SUMMARY

NATURAL MOISTURE CONTENT, (%)	-
LIQUID LIMIT (LL)	30
PLASTIC LIMIT (PL)	27
PLASTICITY INDEX (PI)	3
SYMBOL FROM PLASTICITY CHART	(ML)

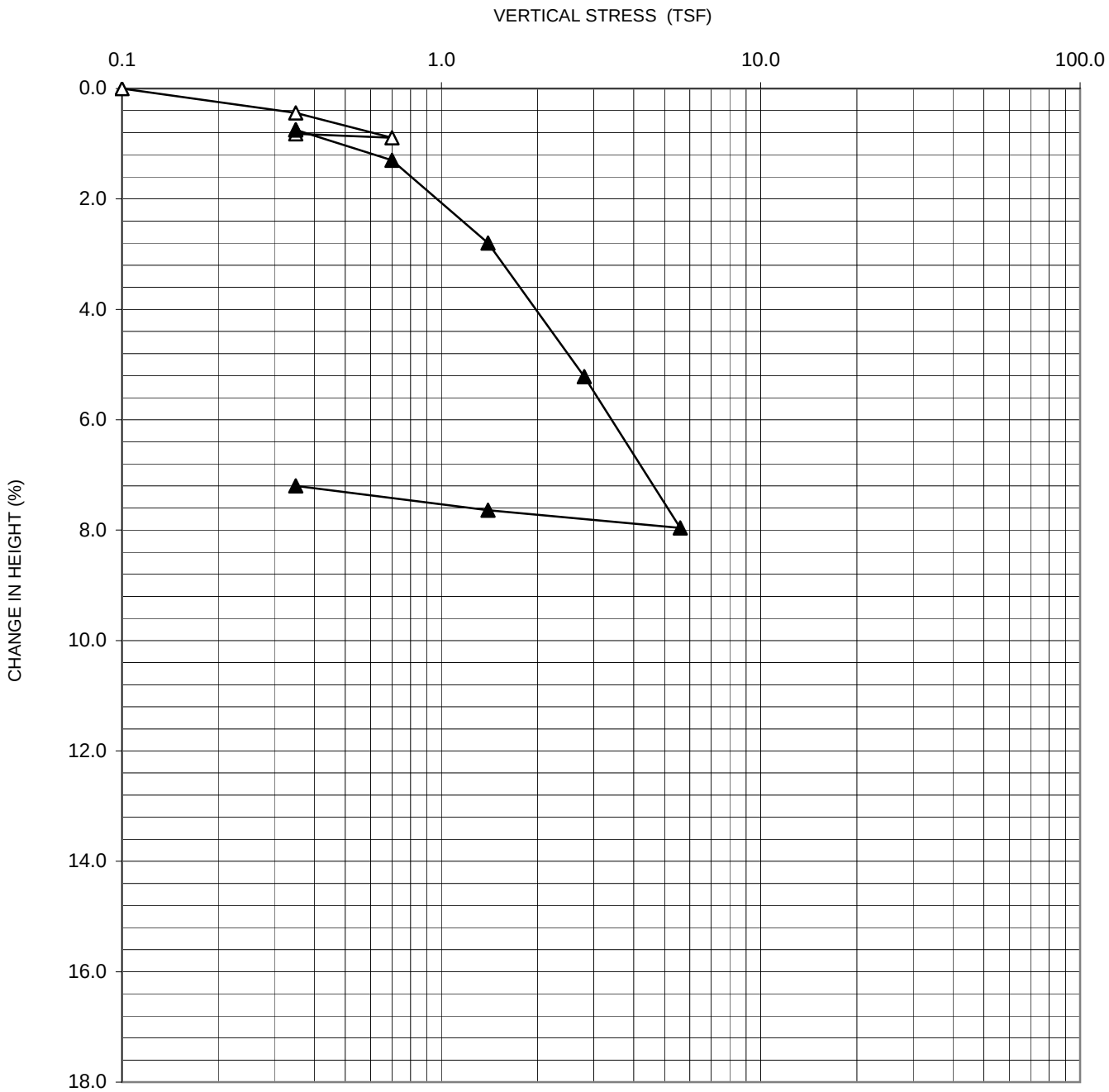
METHOD OF PREPARATION		METHOD OF LL DETERMINATION	
DRY	X	MULTIPOINT	X
WET		ONE-POINT	

REMARKS :

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ATTERBERG LIMITS

(ASTM D4318-00)



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN SANDY CLAY (CL)

BORING NO./LOCATION : KB - 1 DEPTH / ELEV. : 10' LIQUID LIMIT : -

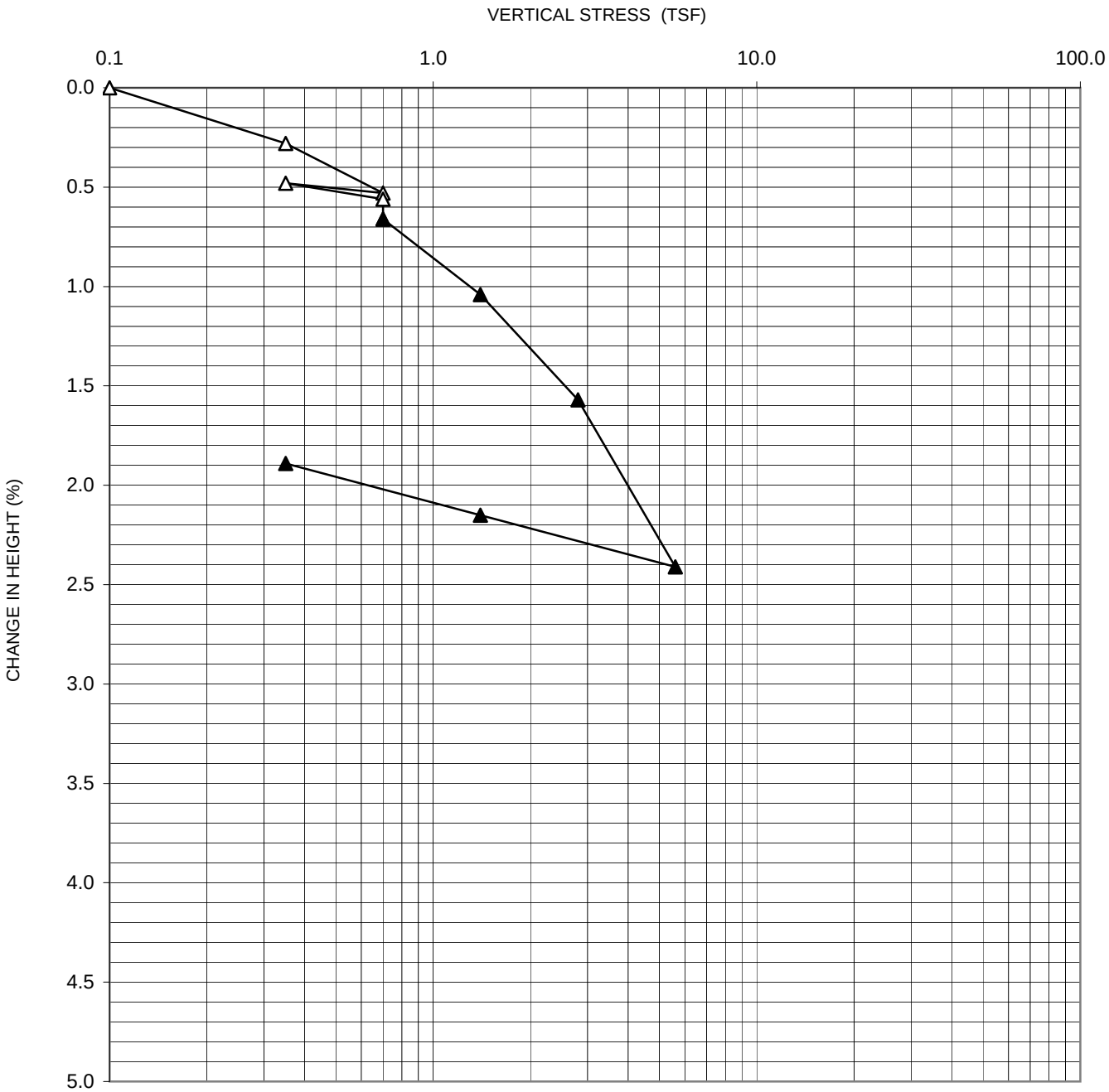
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	12.1	107.2	58.2	0.559
FINAL	0.9280	18.5	115.5	110.9	0.448

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: LT. BROWN SILTY SAND (SM)

BORING NO./LOCATION : KB - 1 DEPTH / ELEV. : 15' LIQUID LIMIT : -

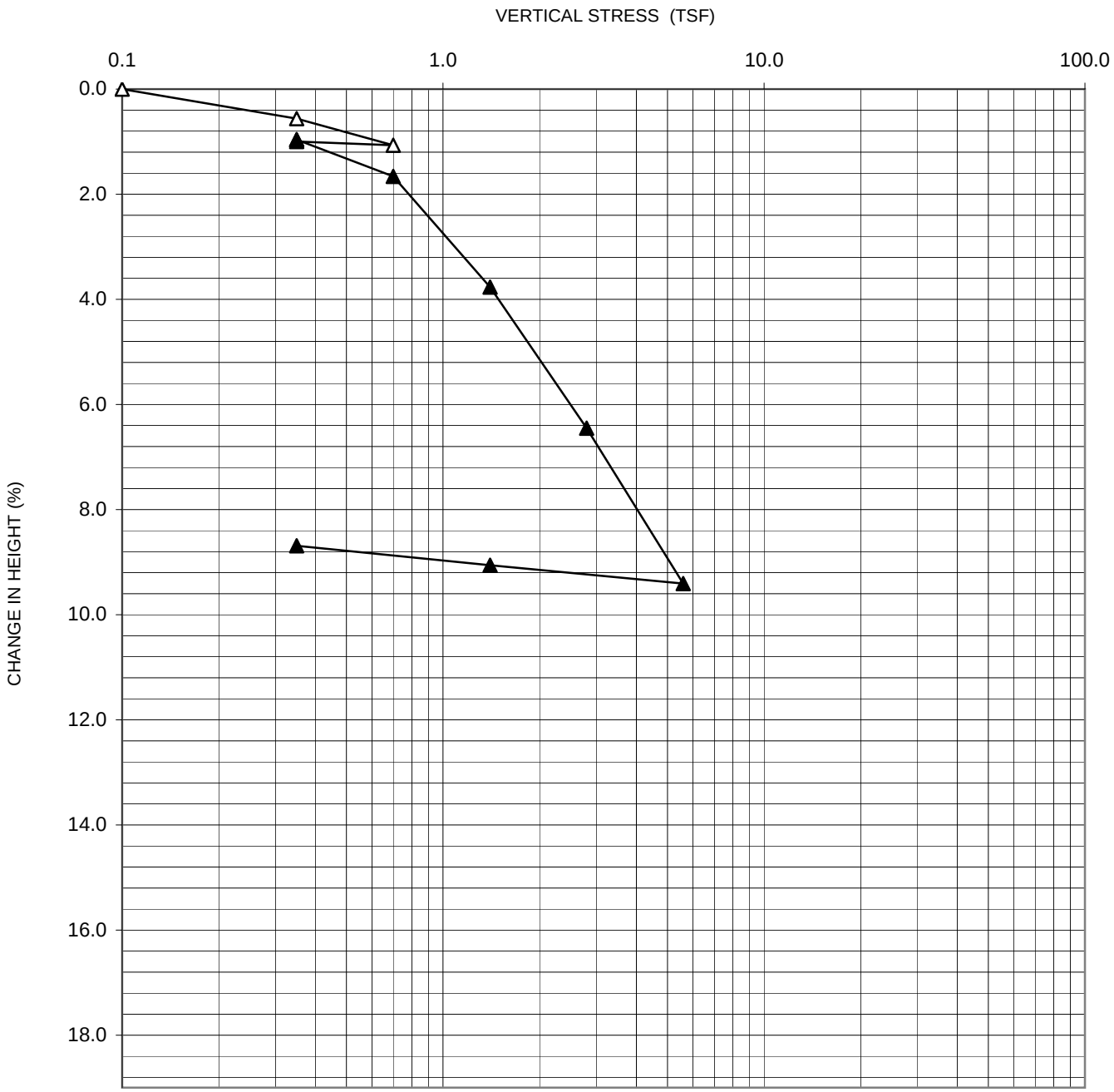
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	7.8	117.8	49.7	0.420
FINAL	0.9811	18.3	120.0	124.2	0.394

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN CLAYEY SAND (SC)

BORING NO./LOCATION : KB - 2 DEPTH / ELEV. : 10' LIQUID LIMIT : -

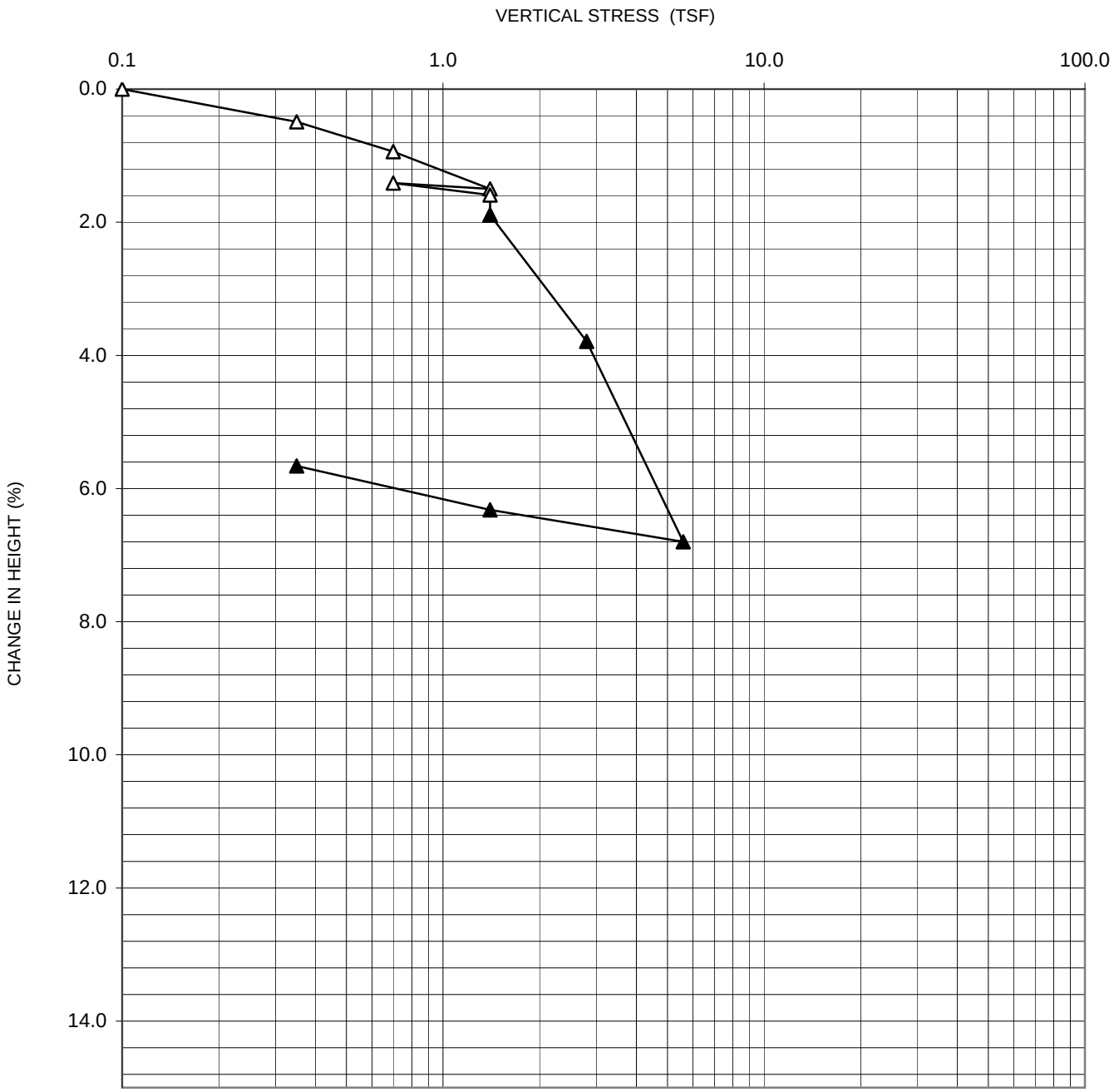
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	11.5	109.3	58.1	0.530
FINAL	0.9131	16.8	119.6	113.4	0.398

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN CLAYEY SAND (SC)

BORING NO./LOCATION : KB - 2 DEPTH / ELEV. : 25' LIQUID LIMIT : -

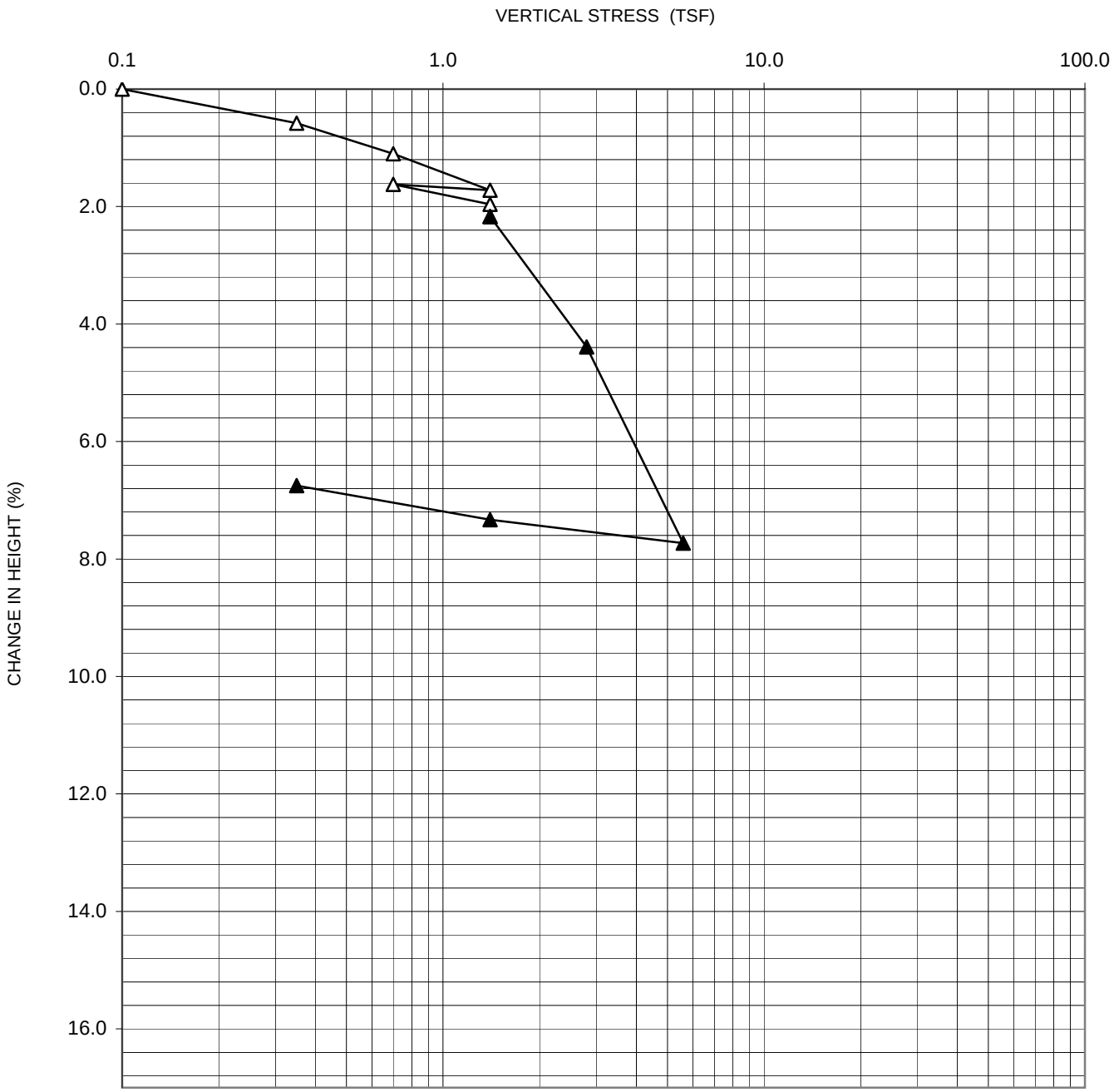
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	14.1	107.5	68.2	0.555
FINAL	0.9434	20.5	113.9	117.3	0.468

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN SANDY CLAY (CL)

BORING NO./LOCATION : KB - 2 DEPTH / ELEV. : 35' LIQUID LIMIT : -

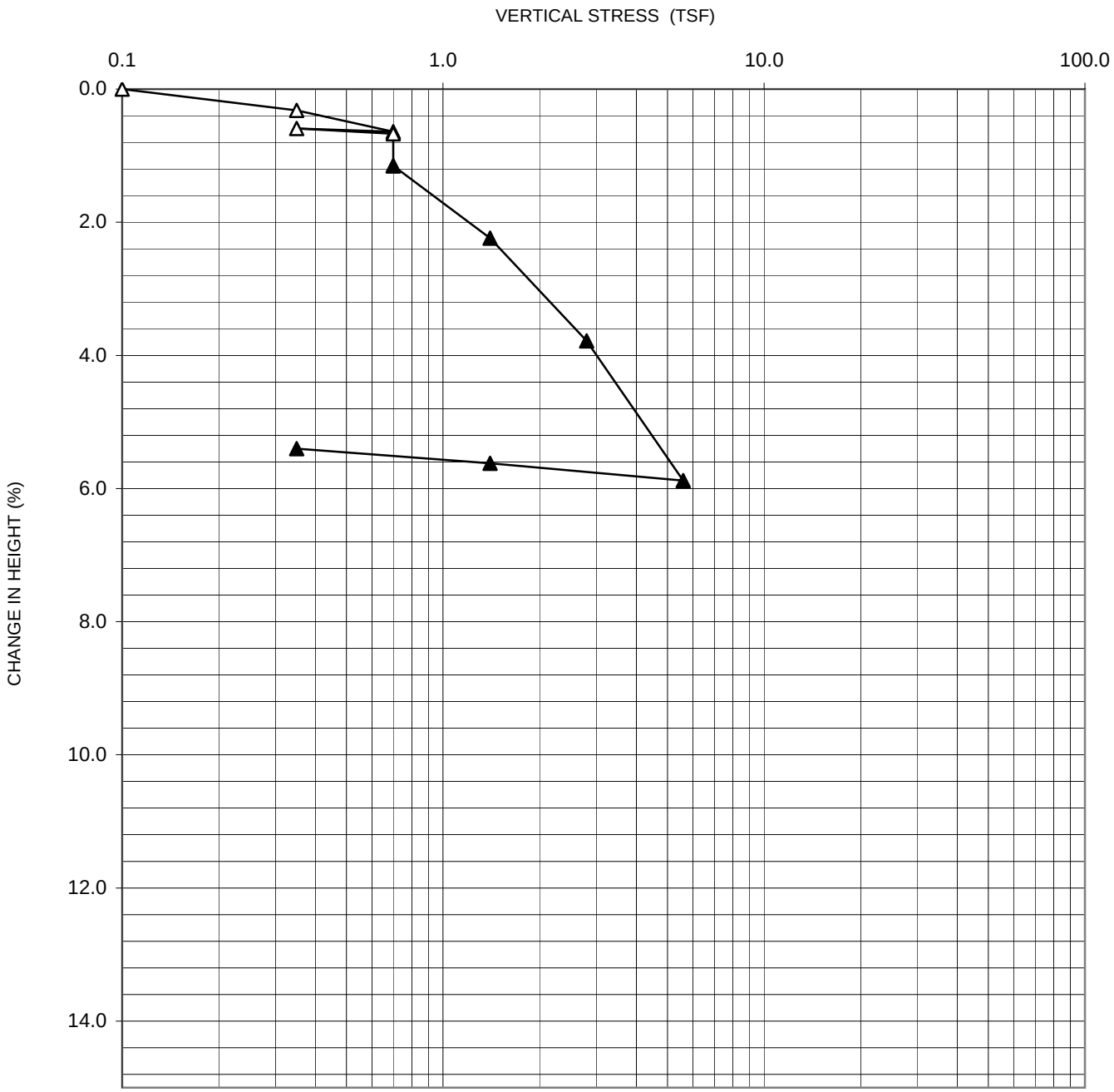
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	13.0	108.1	63.6	0.547
FINAL	0.9325	17.8	115.9	107.6	0.443

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00 SOIL DESCRIPTIONS: BROWN SILTY SAND W/ GRAVEL (SM)

BORING NO./LOCATION : KB - 3 DEPTH / ELEV. : 10' LIQUID LIMIT : -

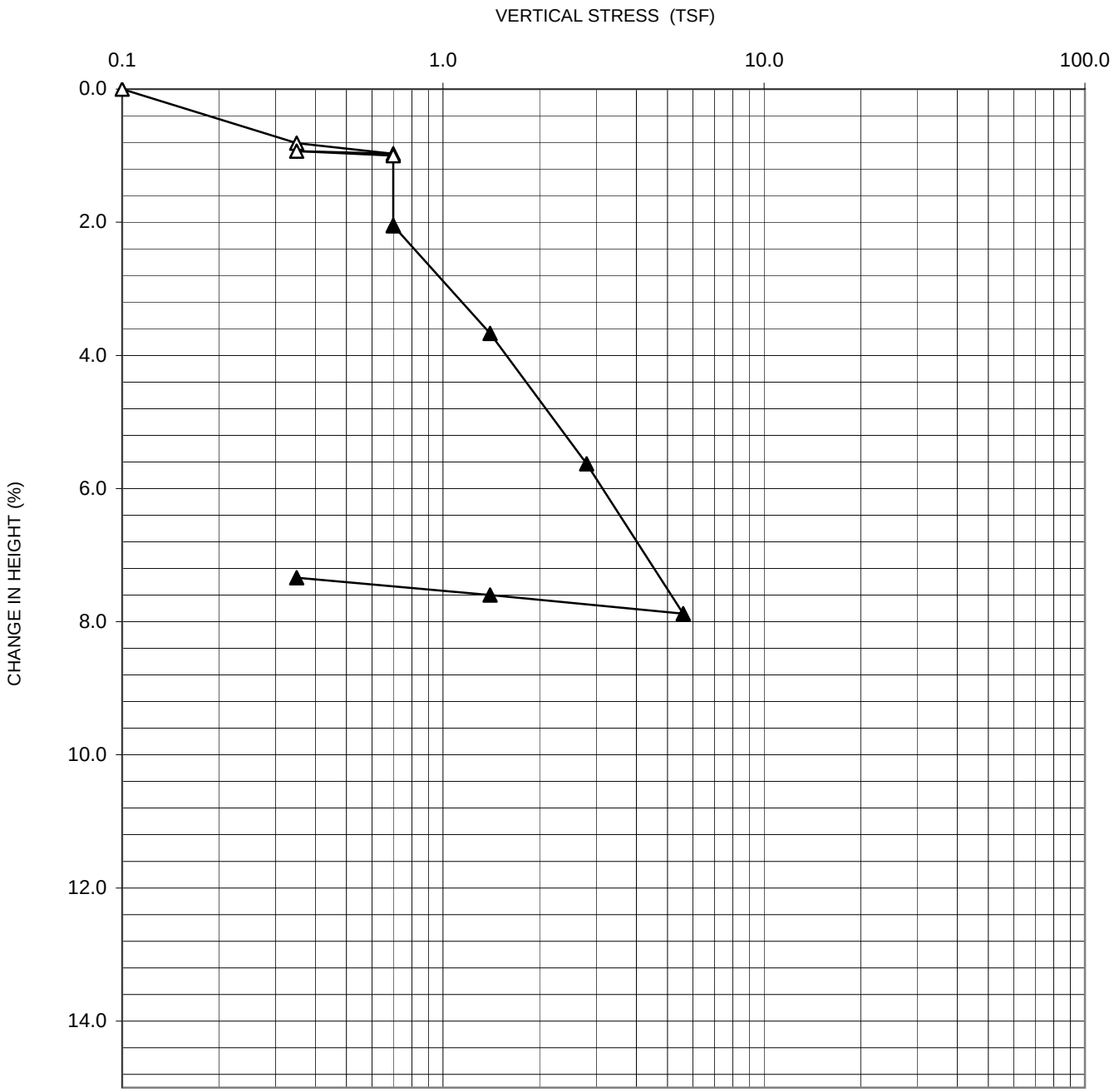
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	6.8	112.5	37.4	0.487
FINAL	0.9460	16.4	118.9	107.9	0.407

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00 SOIL DESCRIPTIONS: BROWN SILTY SAND (SM)

BORING NO./LOCATION : KB - 4 DEPTH / ELEV. : 15' LIQUID LIMIT : -

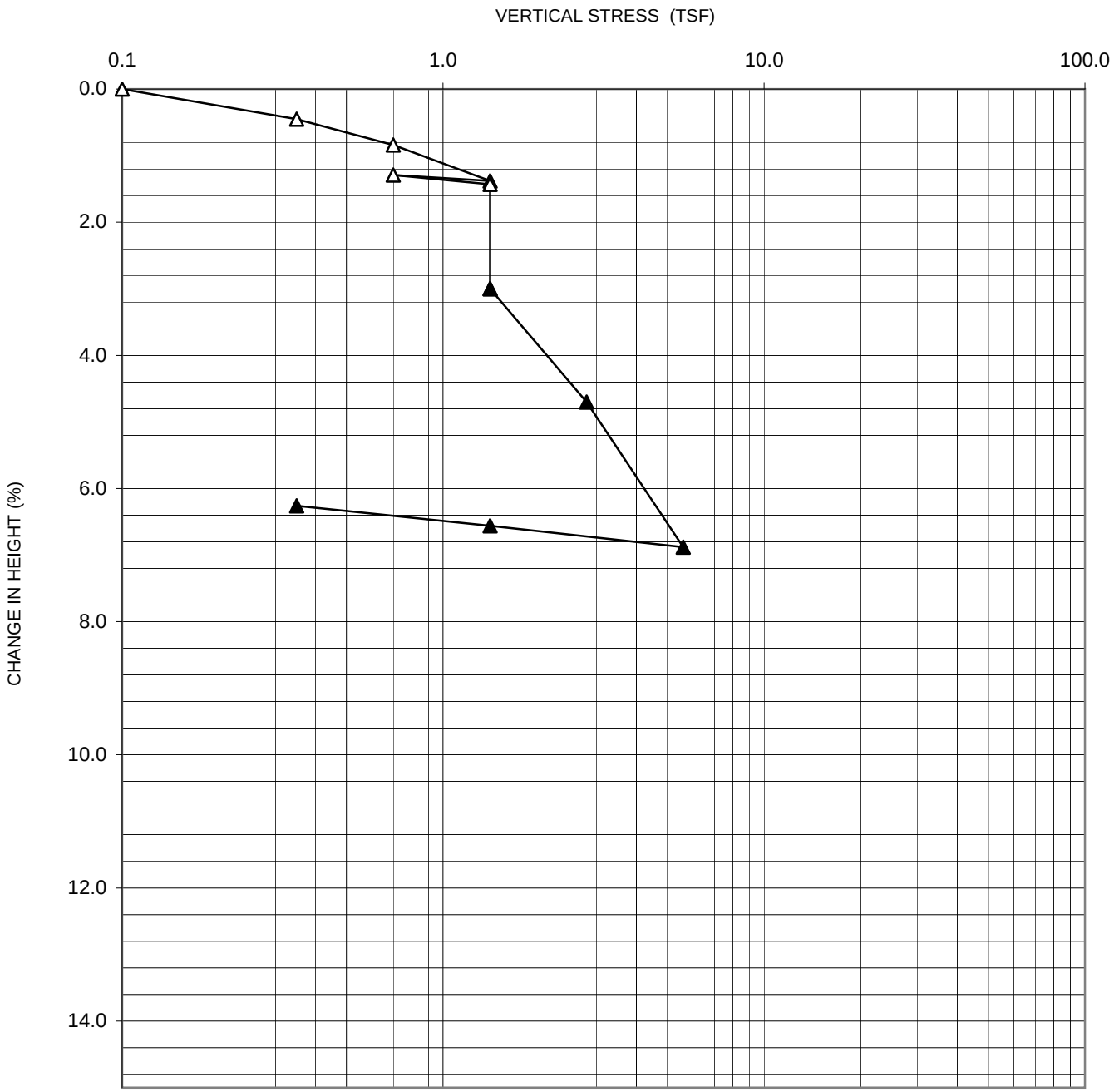
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	6.5	109.8	33.4	0.523
FINAL	0.9266	18.4	118.4	119.5	0.412

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00

SOIL DESCRIPTIONS: BR. SILTY FINE SAND W/ TR. OF CLAY (SM)

BORING NO./LOCATION : KB - 4

DEPTH / ELEV. : 25'

LIQUID LIMIT : -

SPECIFIC GRAVITY : 2.68 (Assumed)

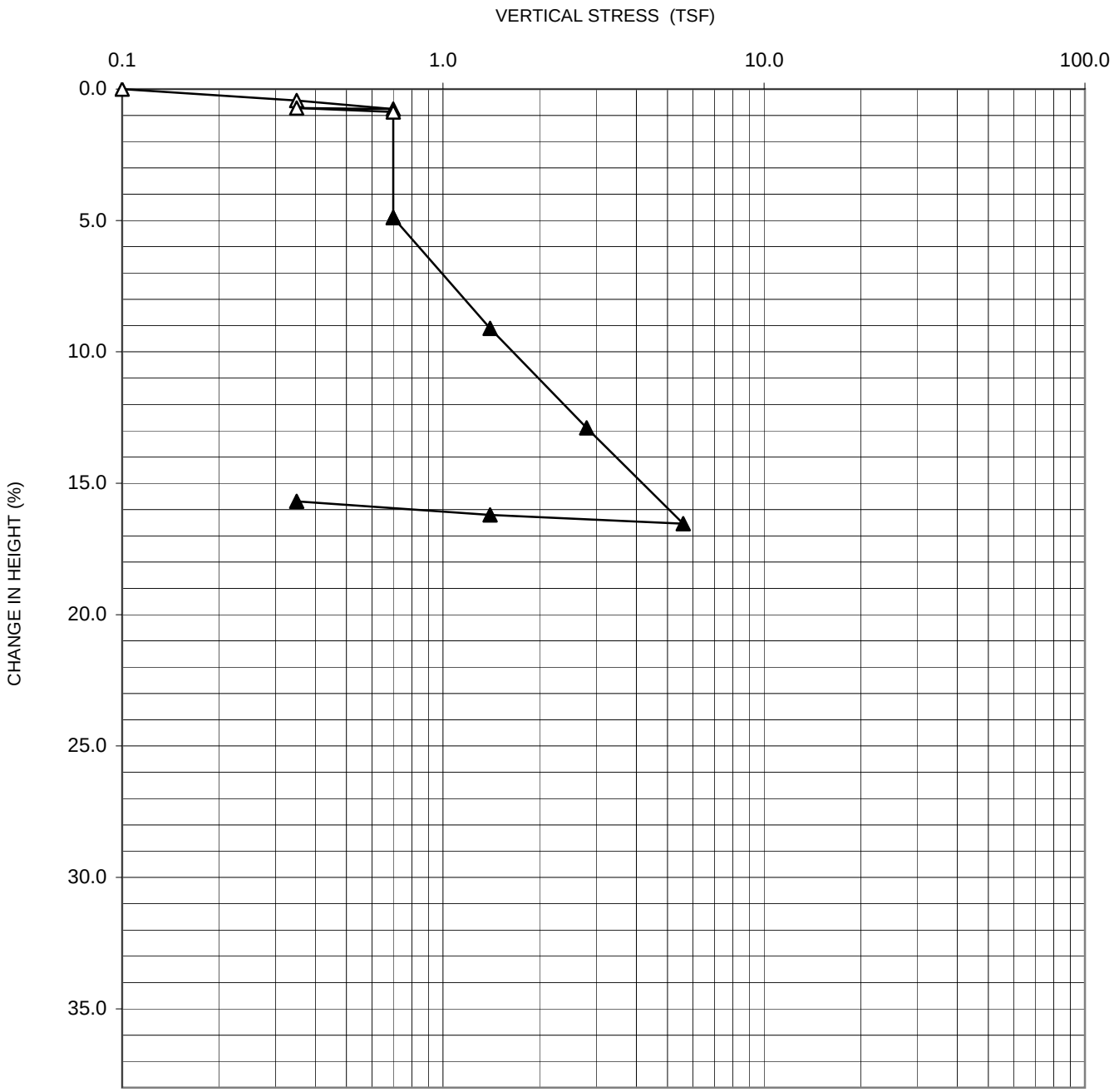
PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	7.4	105.3	33.9	0.588
FINAL	0.9374	20.8	112.3	114.3	0.489

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00 SOIL DESCRIPTIONS: DK. BROWN SANDY CLAY (PORUOS) (CL)

BORING NO./LOCATION : KB - 5 DEPTH / ELEV. : 10' LIQUID LIMIT : -

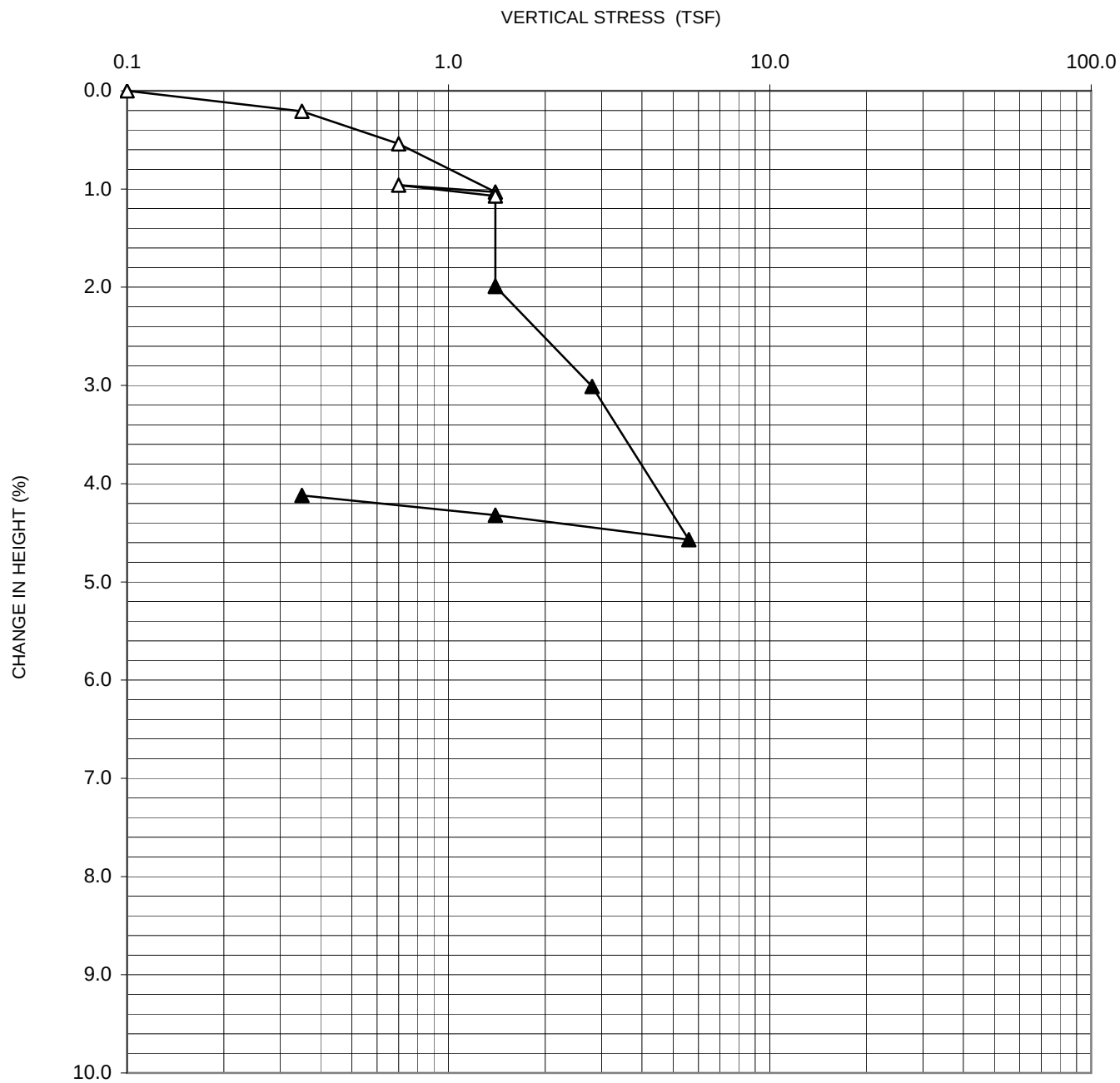
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	25.1	84.7	69.1	0.974
FINAL	0.8431	40.0	100.4	161.2	0.665

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00 SOIL DESCRIPTIONS: LT. BROWN SILTY SAND W/ GRAVEL (SP/SM)

BORING NO./LOCATION : KB - 5 DEPTH / ELEV. : 25' LIQUID LIMIT : -

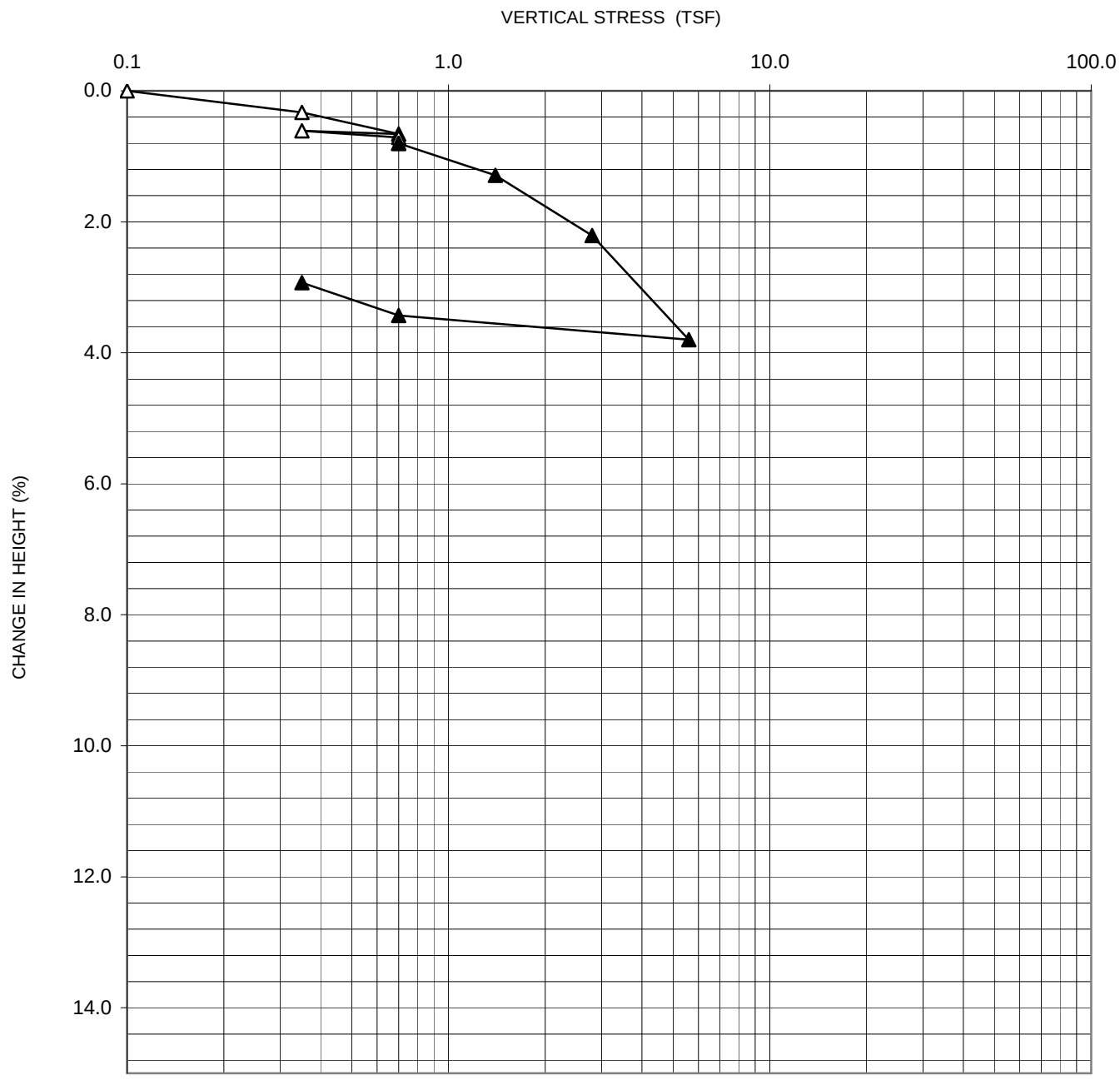
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	3.2	117.6	20.1	0.423
FINAL	0.9588	18.9	122.6	139.0	0.365

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00 SOIL DESCRIPTIONS: BROWN SILTY FINE SAND W/ CLAY (SM)

BORING NO./LOCATION : KB - 6 DEPTH / ELEV. : 15' LIQUID LIMIT : -

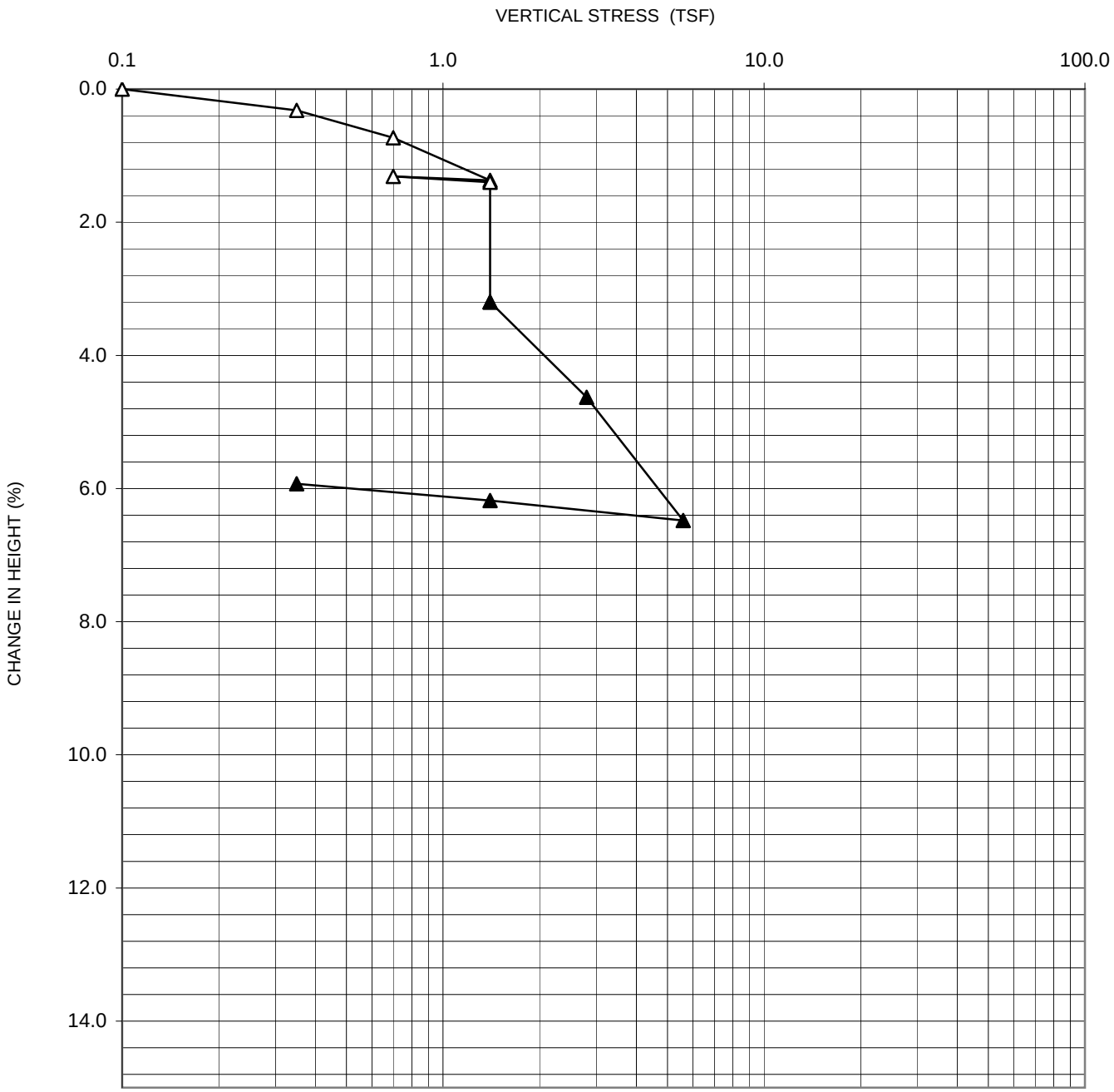
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	9.9	116.1	60.2	0.440
FINAL	0.9707	18.4	119.6	123.9	0.399

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00

SOIL DESCRIPTIONS: LT. BROWN SILTY SAND W/ GRAVEL (SP/SM)

BORING NO./LOCATION : KB - 6

DEPTH / ELEV. : 25'

LIQUID LIMIT : -

SPECIFIC GRAVITY : 2.68 (Assumed)

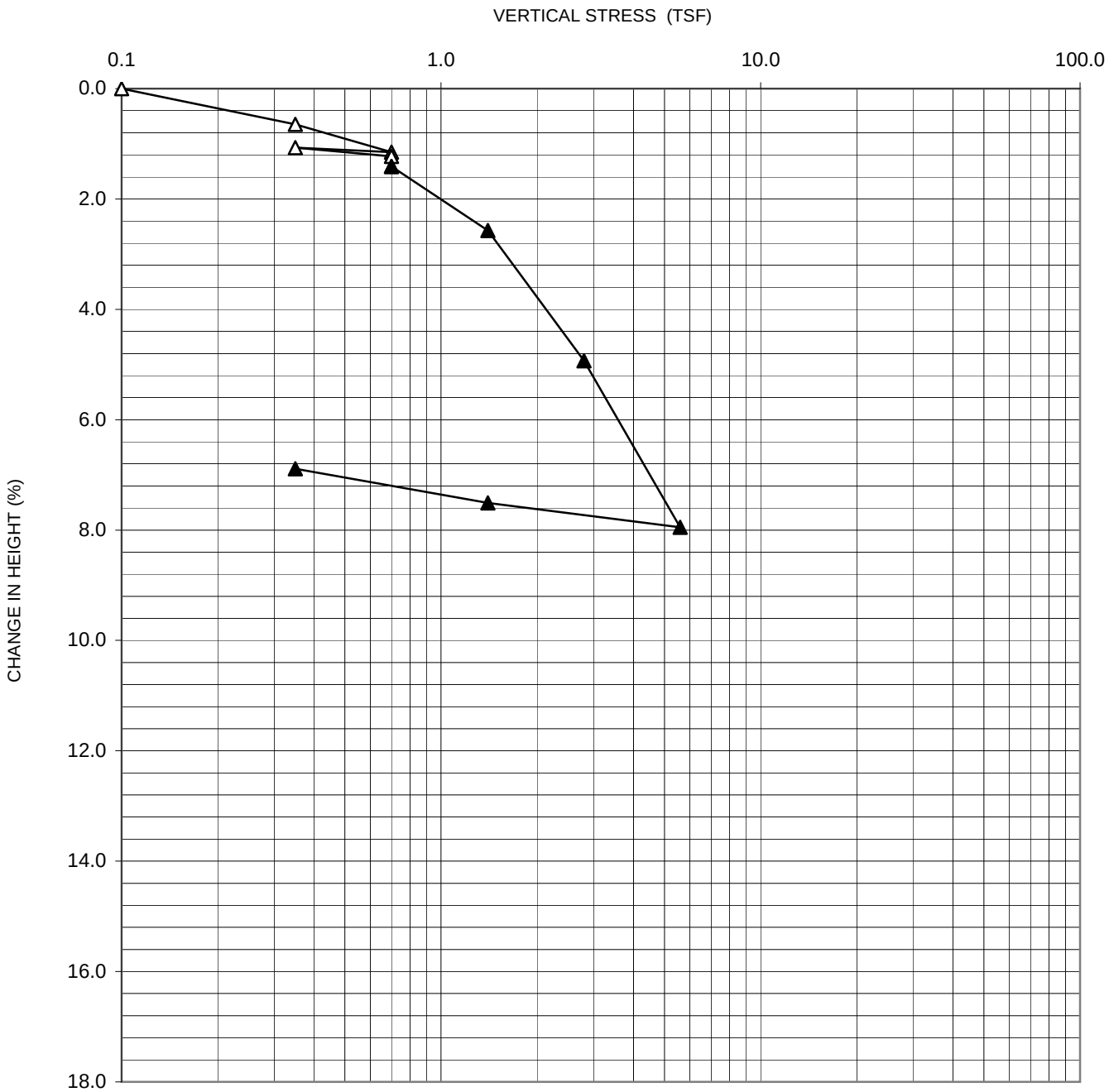
PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	3.8	113.4	21.7	0.475
FINAL	0.9407	17.5	120.5	121.2	0.388

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN SANDY CLAY (CL)

BORING NO./LOCATION : KB - 7 DEPTH / ELEV. : 15' LIQUID LIMIT : -

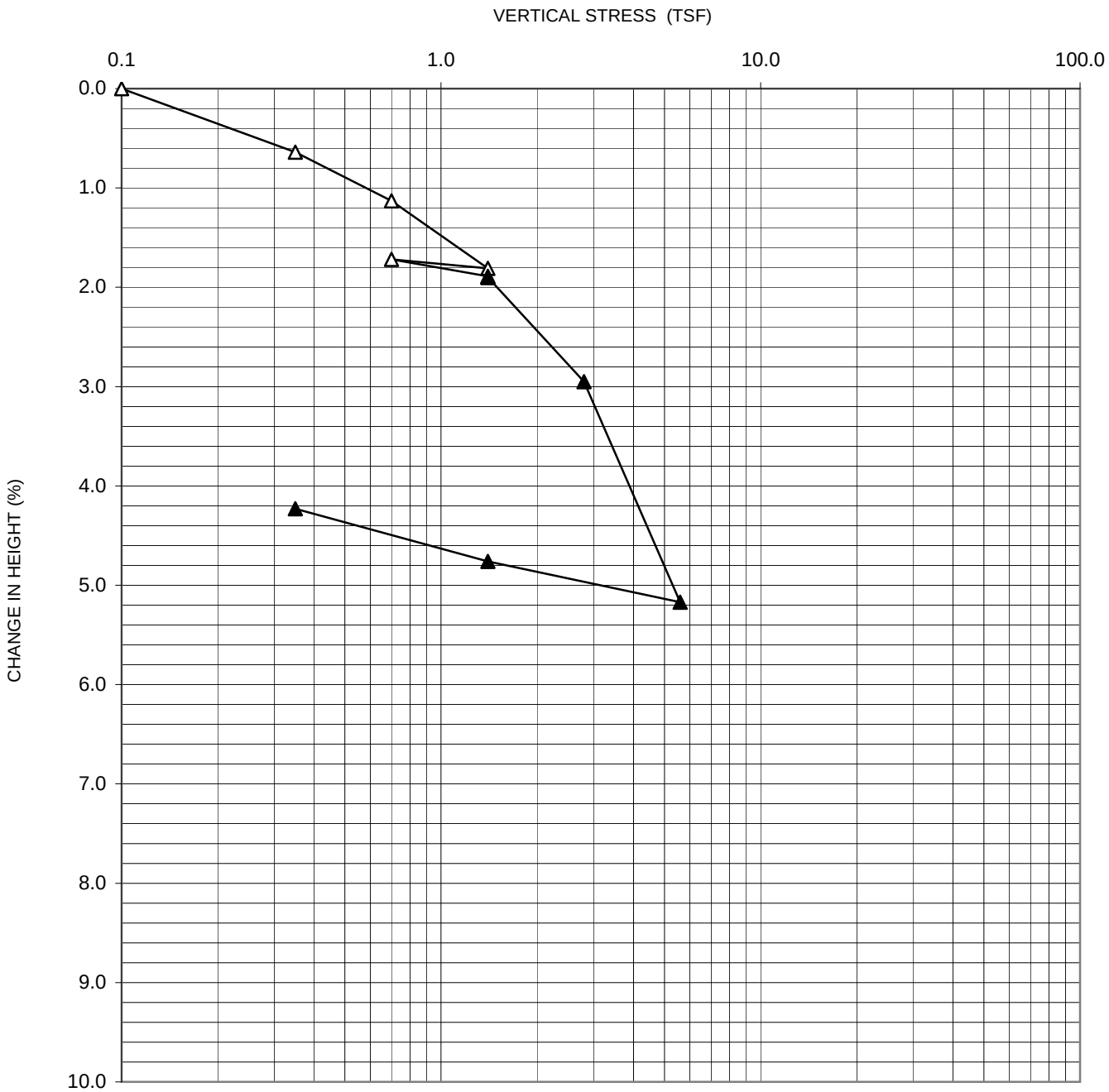
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	13.2	109.7	67.4	0.525
FINAL	0.9311	18.3	117.7	116.7	0.420

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN SANDY CLAY (CL)

BORING NO./LOCATION : KB - 7 DEPTH / ELEV. : 35' LIQUID LIMIT : -

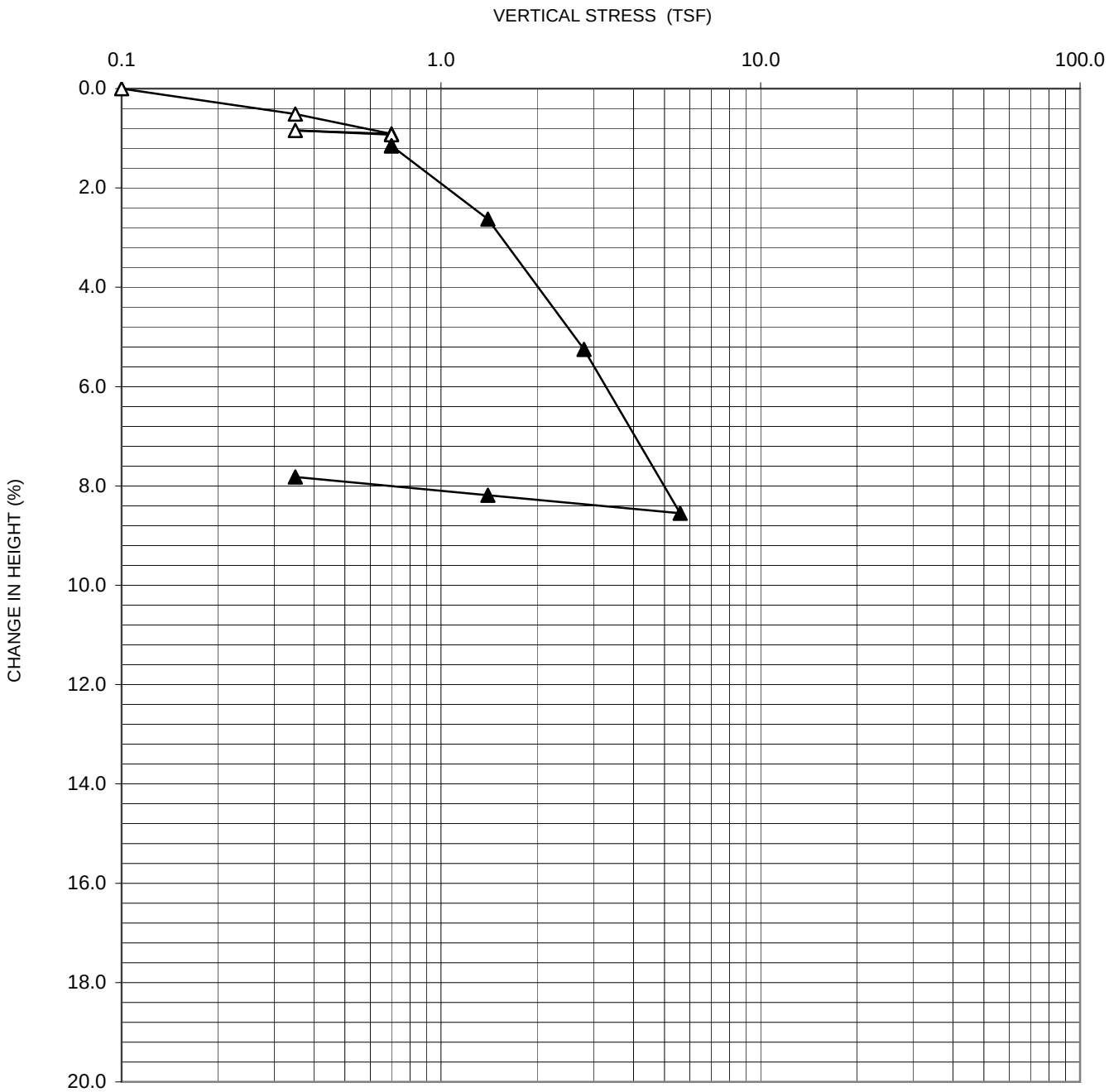
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	14.4	115.4	86.0	0.450
FINAL	0.9577	16.8	120.4	115.5	0.389

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: BROWN CLAYEY SAND W/ GRAVEL (SC)

BORING NO./LOCATION : KB - 8 DEPTH / ELEV. : 15' LIQUID LIMIT : -

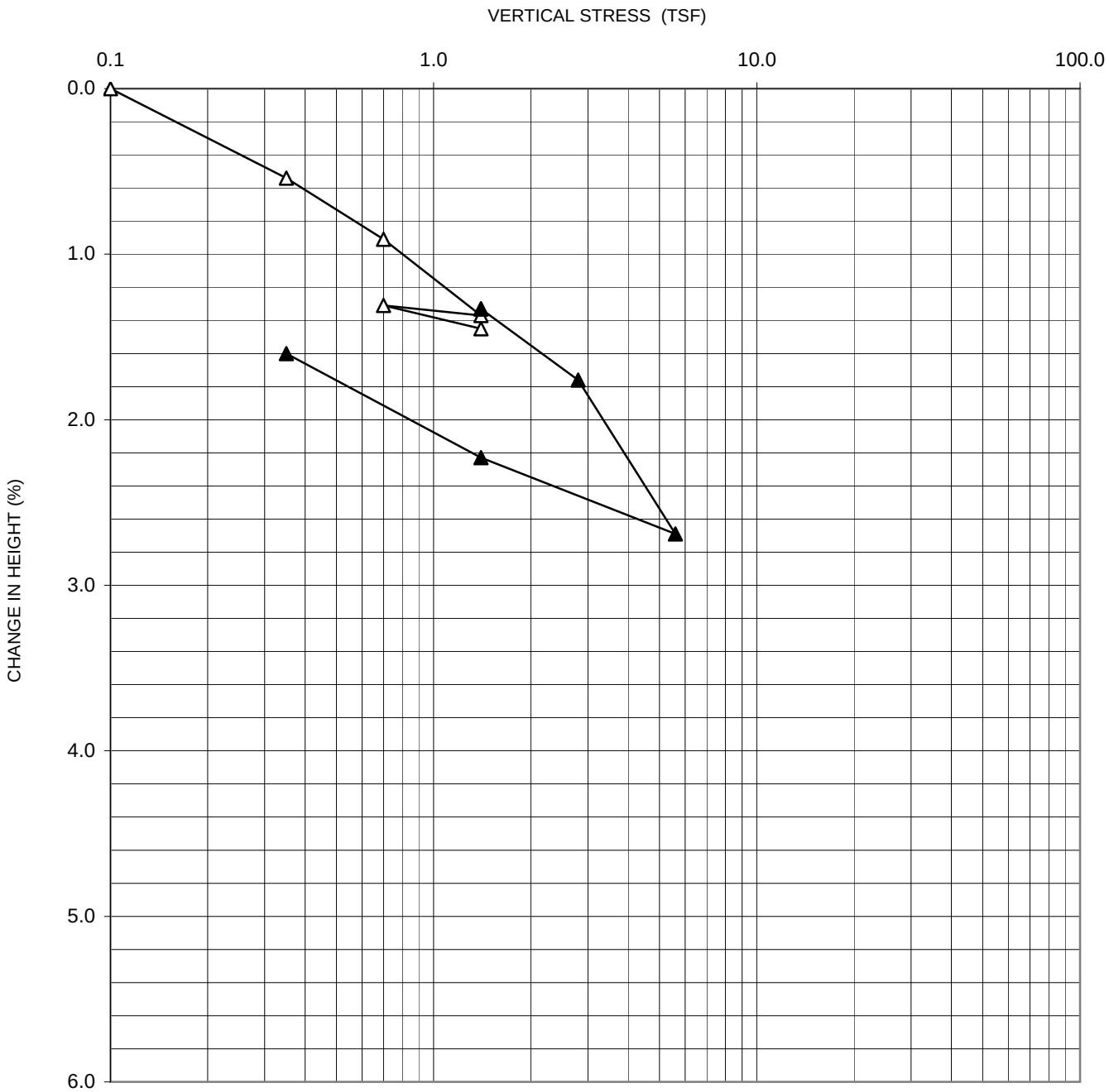
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	9.5	105.6	43.5	0.584
FINAL	0.9218	19.4	114.5	112.8	0.460

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: BROWN SANDY CLAY (CL)

BORING NO./LOCATION : KB - 8 DEPTH / ELEV. : 25' LIQUID LIMIT : -

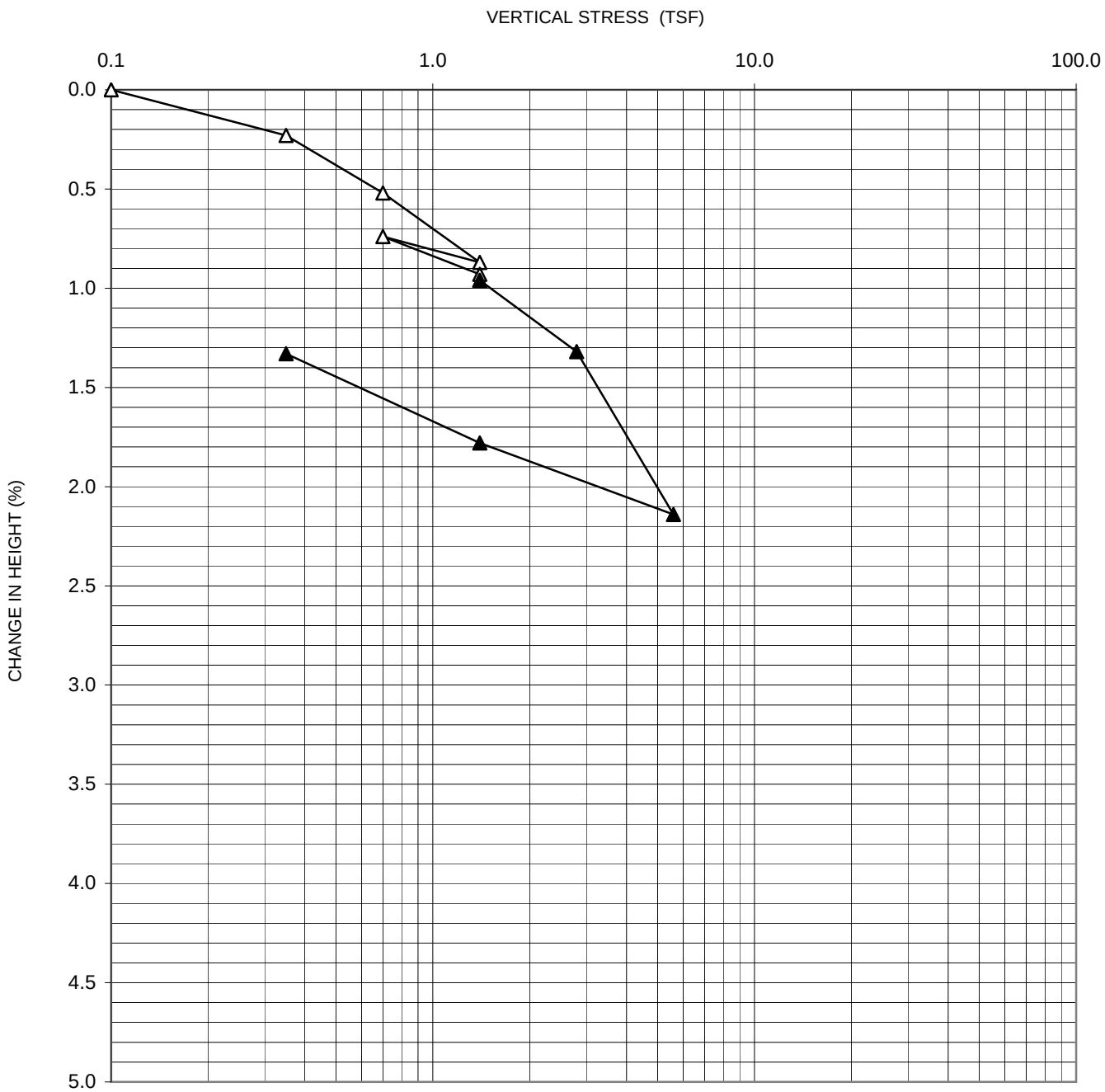
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	12.9	120.1	88.1	0.392
FINAL	0.9840	17.1	122.1	123.6	0.370

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: BROWN SILTY SAND (SM)

BORING NO./LOCATION : KB - 8 DEPTH / ELEV. : 35' LIQUID LIMIT : -

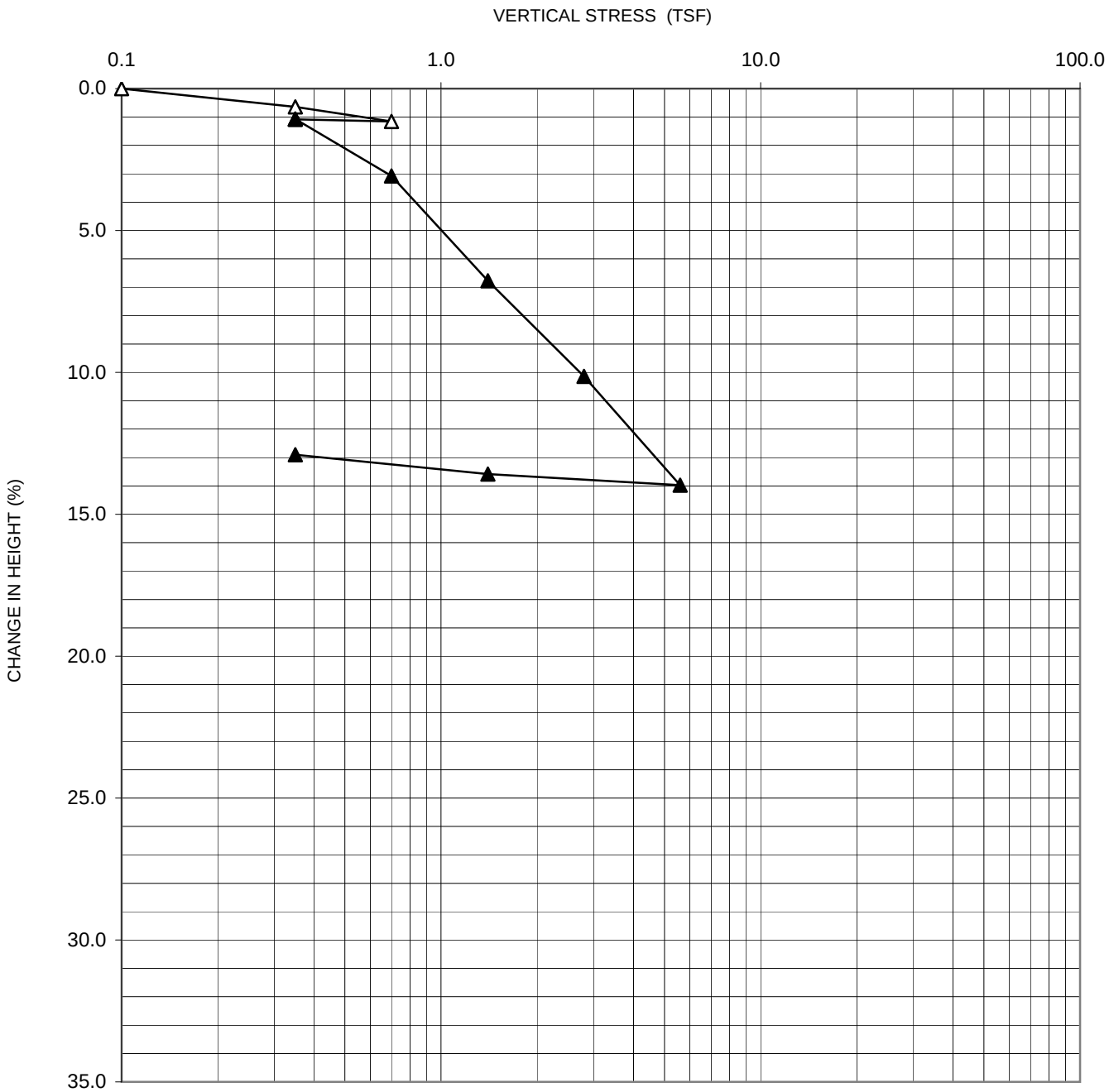
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	10.0	113.8	57.4	0.469
FINAL	0.9867	18.4	115.3	109.6	0.450

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: DK. BROWN SANDY CLAY (CL)

BORING NO./LOCATION : KB - 9 DEPTH / ELEV. : 10' LIQUID LIMIT : -

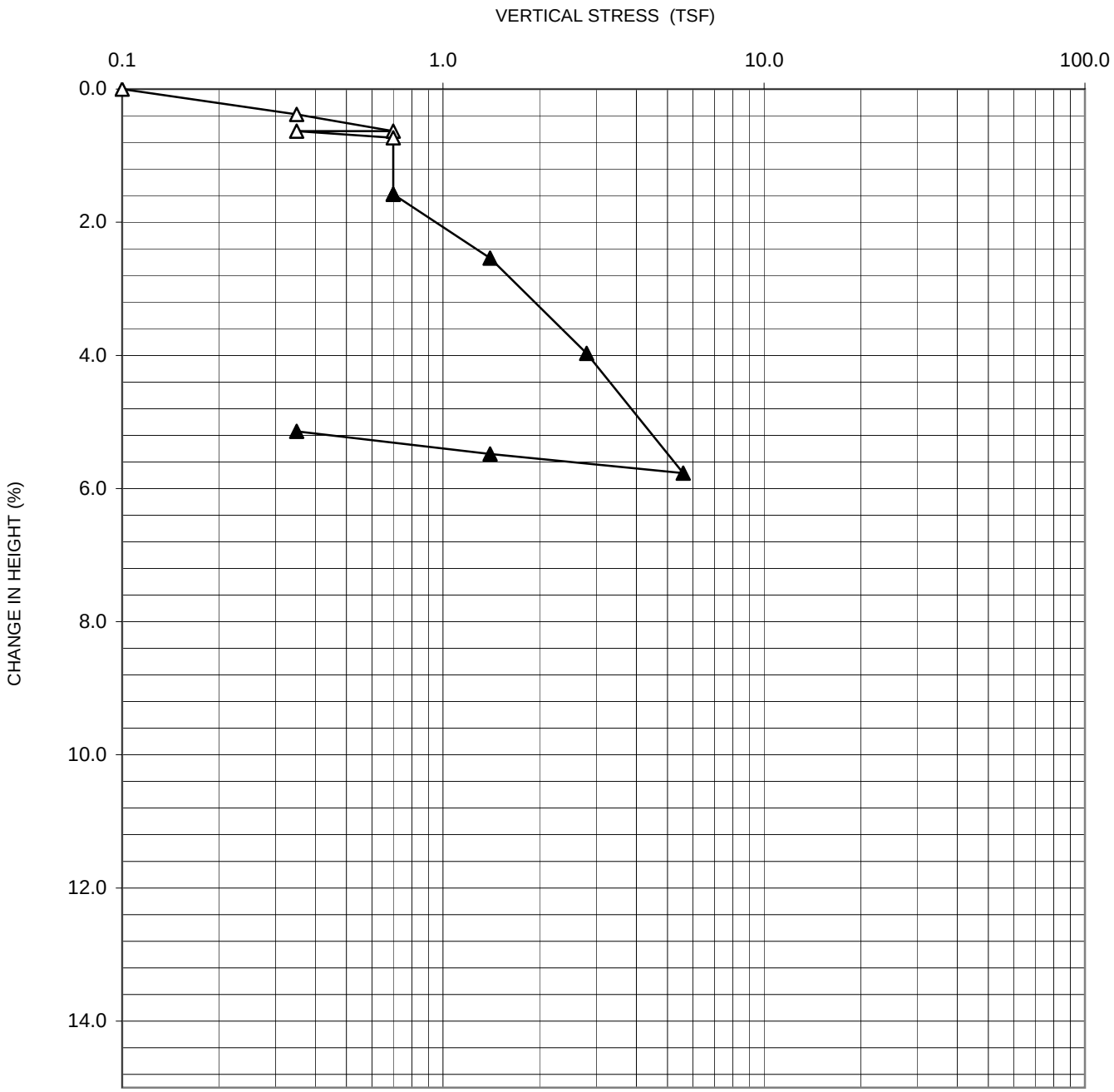
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	9.1	102.7	39.0	0.629
FINAL	0.8710	20.3	117.8	130.0	0.419

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: BROWN CLAYEY SAND W/ GRAVEL (SC)

BORING NO./LOCATION : KB - 9 DEPTH / ELEV. : 15' LIQUID LIMIT : -

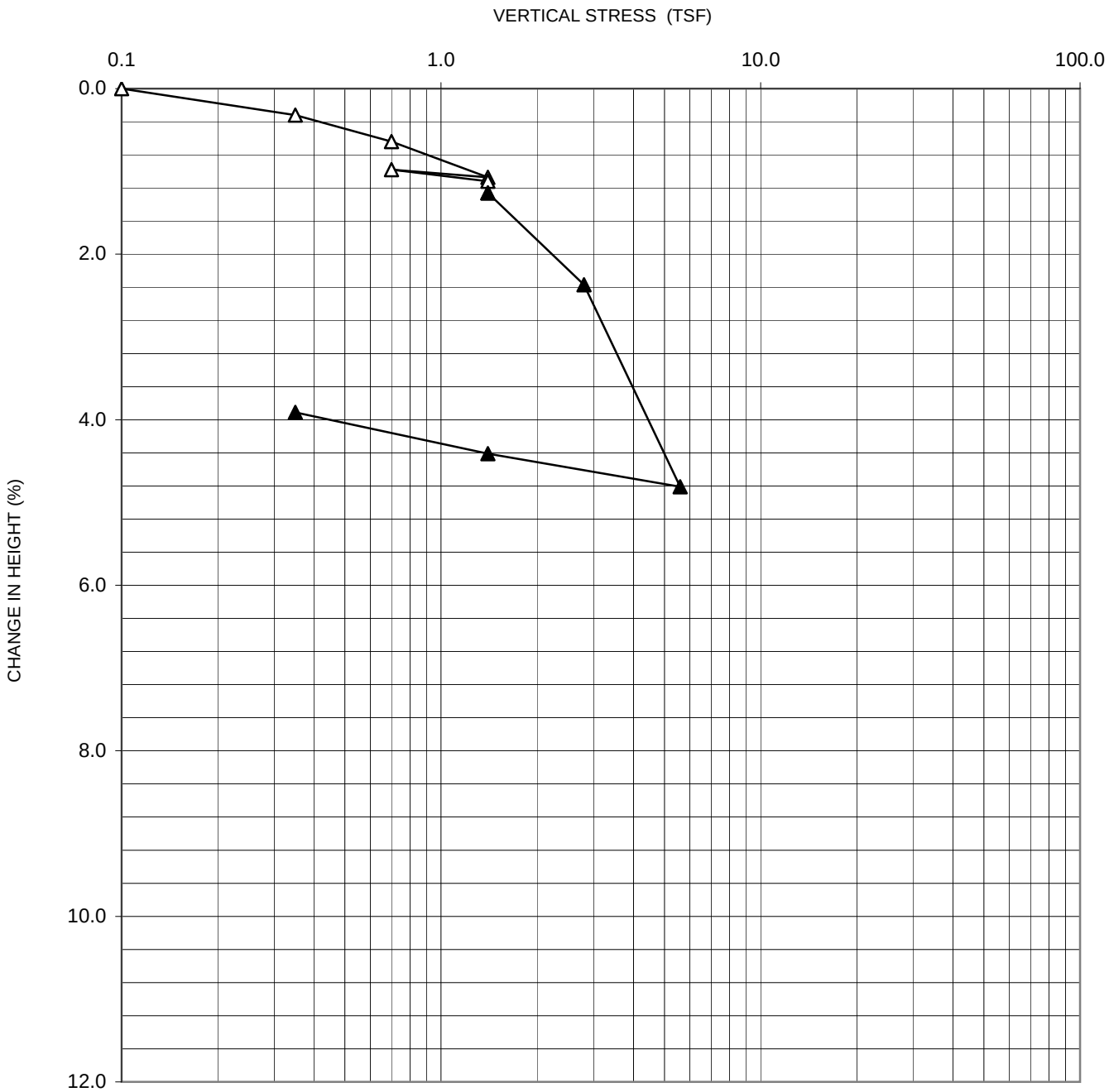
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	4.2	118.1	26.9	0.415
FINAL	0.9486	15.8	124.5	123.4	0.343

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: BROWN CLAYEY SAND (SC)

BORING NO./LOCATION : KB - 9 DEPTH / ELEV. : 35' LIQUID LIMIT : -

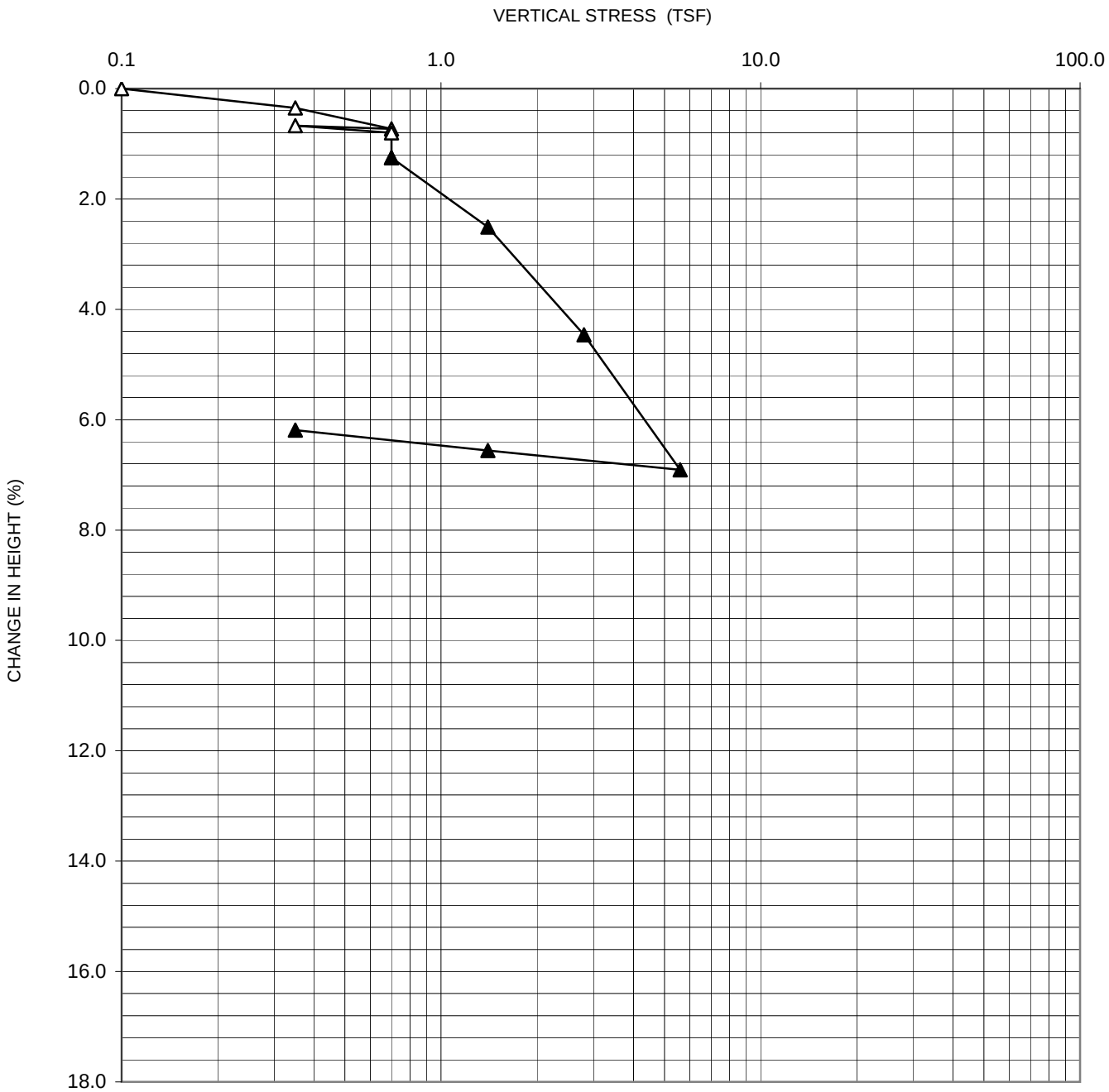
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	10.7	104.5	47.6	0.601
FINAL	0.9609	19.8	108.7	98.3	0.539

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: BROWN CLAYEY SAND (SC)

BORING NO./LOCATION : KB - 10 DEPTH / ELEV. : 15' LIQUID LIMIT : -

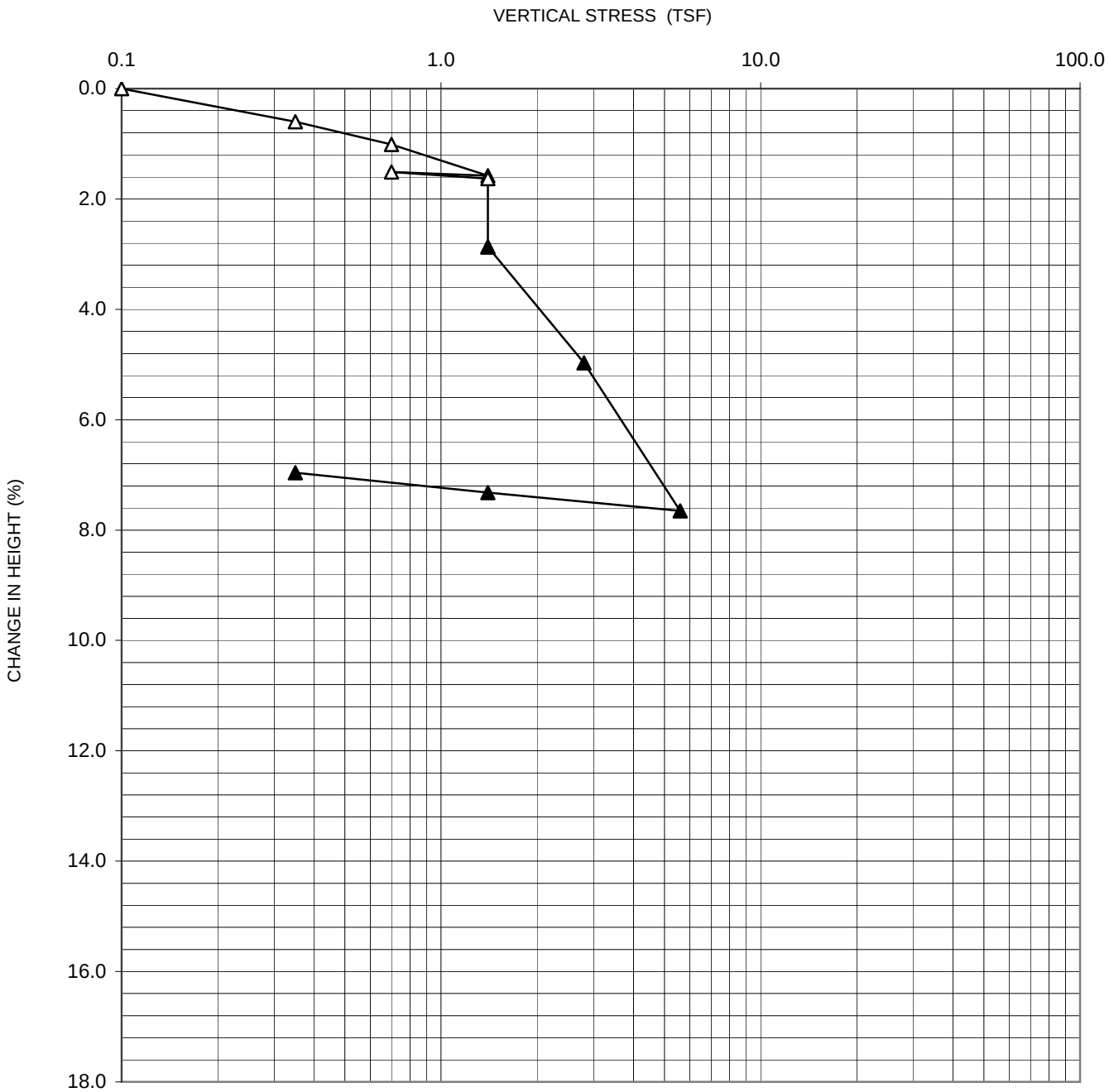
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	7.3	111.7	39.6	0.497
FINAL	0.9381	17.7	119.0	117.4	0.405

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-00 SOIL DESCRIPTIONS: BROWN CLAYEY SAND (SC)

BORING NO./LOCATION : KB - 10 DEPTH / ELEV. : 25' LIQUID LIMIT : -

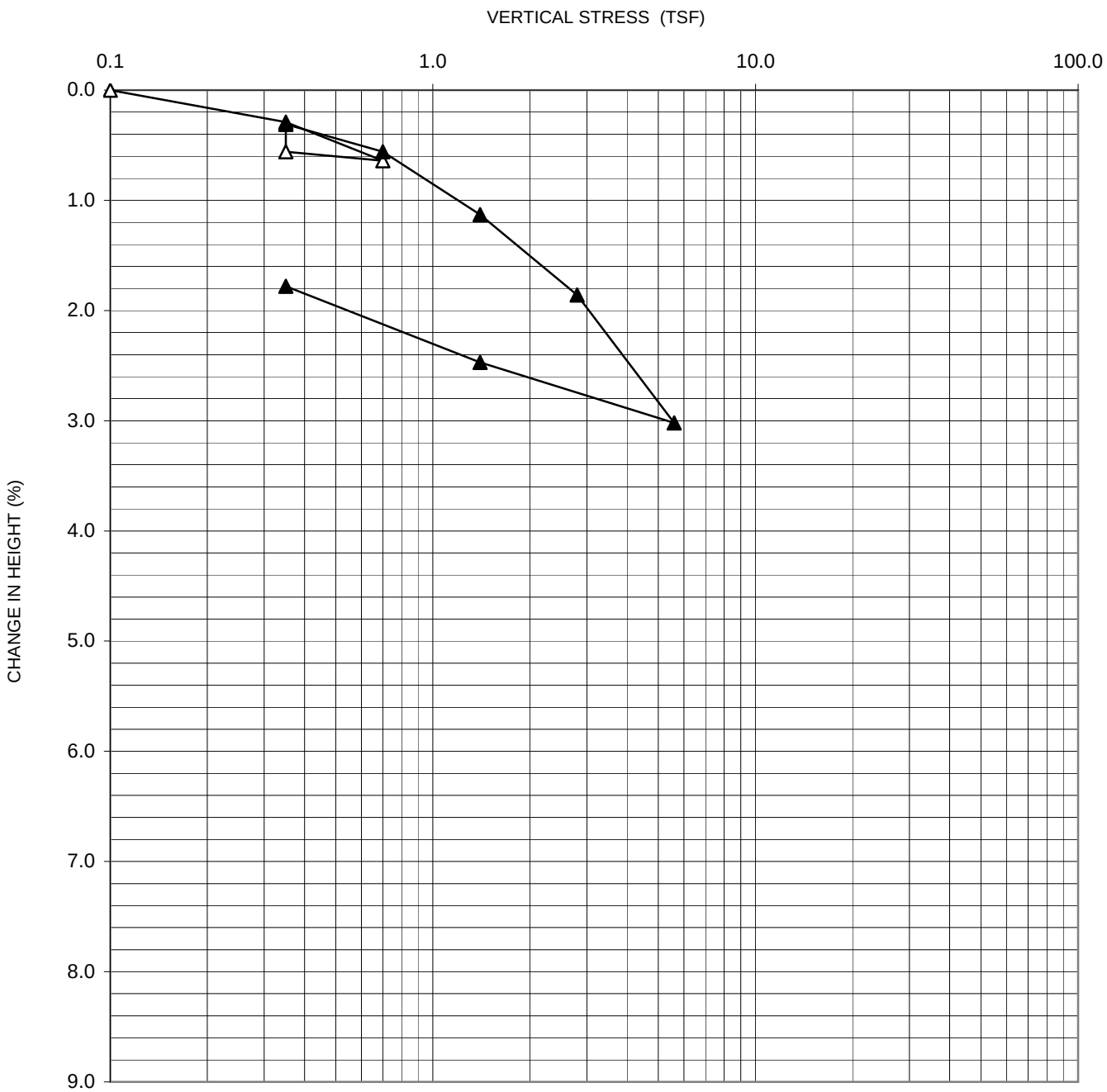
SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	10.1	103.2	43.8	0.620
FINAL	0.9304	22.7	110.9	119.8	0.508

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CONSOLIDATION TEST CURVE



PROJECT NO.: 18060-01 SOIL DESCRIPTIONS: OLIVE BROWN CLAYEY SAND (SC)

BORING NO./LOCATION : KTP - 2 DEPTH / ELEV. : 6' LIQUID LIMIT : -

SPECIFIC GRAVITY : 2.68 (Assumed) PLASTIC LIMIT: -

REMARKS :

	SPECIMEN HEIGHT (INCHES)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SATURATION (%)	VOID RATIO
INITIAL	1.0000	14.3	104.5	64.1	0.600
FINAL	0.9822	22.7	106.4	106.2	0.572

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CONSOLIDATION TEST CURVE

Project Name : JACK RABBIT TRAIL Project No. : 18060-01

Boring / Sample No : B - 2 / KB - 6 Depth : 0' - 5' (ft.) Tested By : RB Date: 16-Jul-19

Sample Descriptions / Classification : DK BROWN CLAYEY SAND (SC)

Applied Normal Load (ksf)	1.0		2.0		4.0	
Shear Stress,(Peak) (ksf)	0.960		1.428		2.448	
Shear Stress,(Ultimate) (ksf)	0.744		1.296		2.412	
Density and Saturation	Initial	Final	Initial	Final	Initial	Final
Wet Weight of Soil + Ring (gms)	196.32	203.02	197.2	204.88	196.81	203.48
Dry Weight of Soil + Ring (gms)		181.66		182.54		182.15
Weight of Water (gms)	-	46.54	-	47.28	-	45.81
Weight of Ring (gms)	-	42.04	-	42.92	-	42.53
Weight of Dry Soil (gms)	-	139.62	-	139.62	-	139.62
Moisture Content (%)	10.5	33.3	10.5	33.9	10.5	32.8
Wet Density (pcf)	128.8	134.4	128.8	135.2	128.8	134.3
Dry Density (pcf)	-	100.8	-	101.0	-	101.2
Specific Gravity,G_s (Assumed)	2.68					
Thickness of Specimen, (in.)	1.00					
Degree of Saturation, (%)	42.7	135.5	42.9	138.3	43.1	134.6
Void Ratio	-	0.659	-	0.656	-	0.653

Lateral Displacement, d_h 0.36 (in.)

Displacement Rate, d_r 0.05 (in./min.)

Elapsed Time of Test, t_e 7.20 (min.)

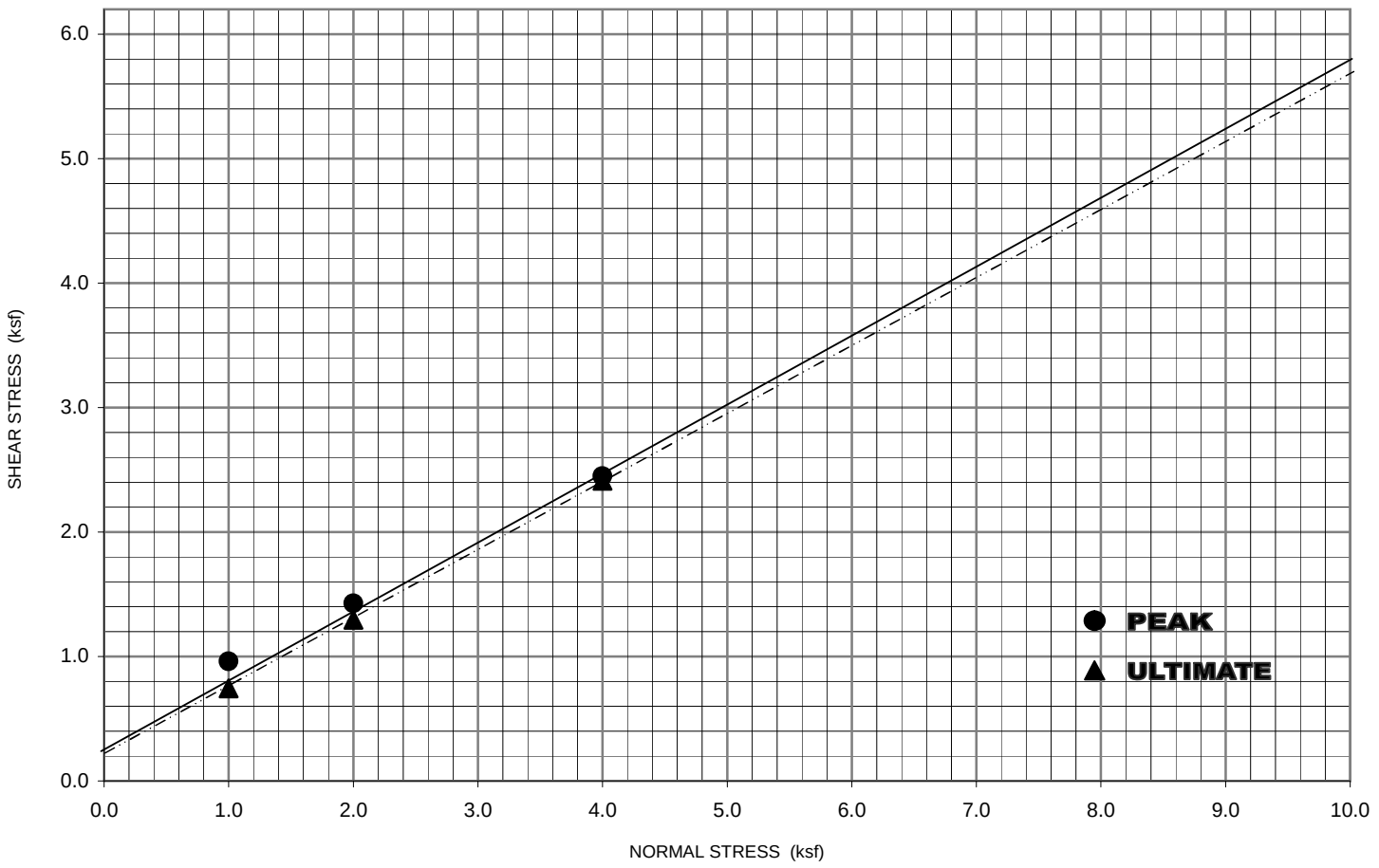
Specimen : Undisturbed : -

Remolded : X

Reconstituted : -

	PEAK	ULTIMATE
Cohesion,c (psf)	250	200
Friction Angle, ϕ	29	29

Remarks : SAMPLE REMOLDED TO 90% OF (129.5 PCF @ 10.5%)



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DIRECT SHEAR TEST

(ASTM D3080)

Project Name :	JACK RABBIT TRAIL		Project No. :	18060-00
Boring / Sample No :	B - 4 / KB - 4	Depth : 0' - 5' (ft.)	Tested By :	RB Date: 9-Jul-19
Sample Descriptions / Classification :	DK. BROWN CLAYEY SAND (SC)			

Applied Normal Load (ksf)	1.0		2.0		4.0	
Shear Stress,(Peak) (ksf)	0.924		1.356		2.472	
Shear Stress,(Ultimate) (ksf)	0.684		1.344		2.448	
Density and Saturation	Initial	Final	Initial	Final	Initial	Final
Wet Weight of Soil + Ring (gms)	198.07	206.36	199.88	208.53	196.33	205.13
Dry Weight of Soil + Ring (gms)		185.36		187.17		183.78
Weight of Water (gms)	-	46.54	-	47.28	-	45.81
Weight of Ring (gms)	-	44.12	-	45.93	-	44.38
Weight of Dry Soil (gms)	-	141.24	-	141.24	-	139.40
Moisture Content (%)	9.0	33.0	9.0	33.5	9.0	32.9
Wet Density (pcf)	128.5	135.4	128.5	135.7	126.9	134.2
Dry Density (pcf)	-	101.9	-	101.7	-	101.0
Specific Gravity,G_s (Assumed)	2.68					
Thickness of Specimen, (in.)	1.00					
Degree of Saturation, (%)	37.6	137.6	37.4	139.2	36.8	134.3
Void Ratio	-	0.642	-	0.645	-	0.656

Lateral Displacement, d_h 0.36 (in.)

Displacement Rate, d_r 0.05 (in./min.)

Elapsed Time of Test, t_e 7.20 (min.)

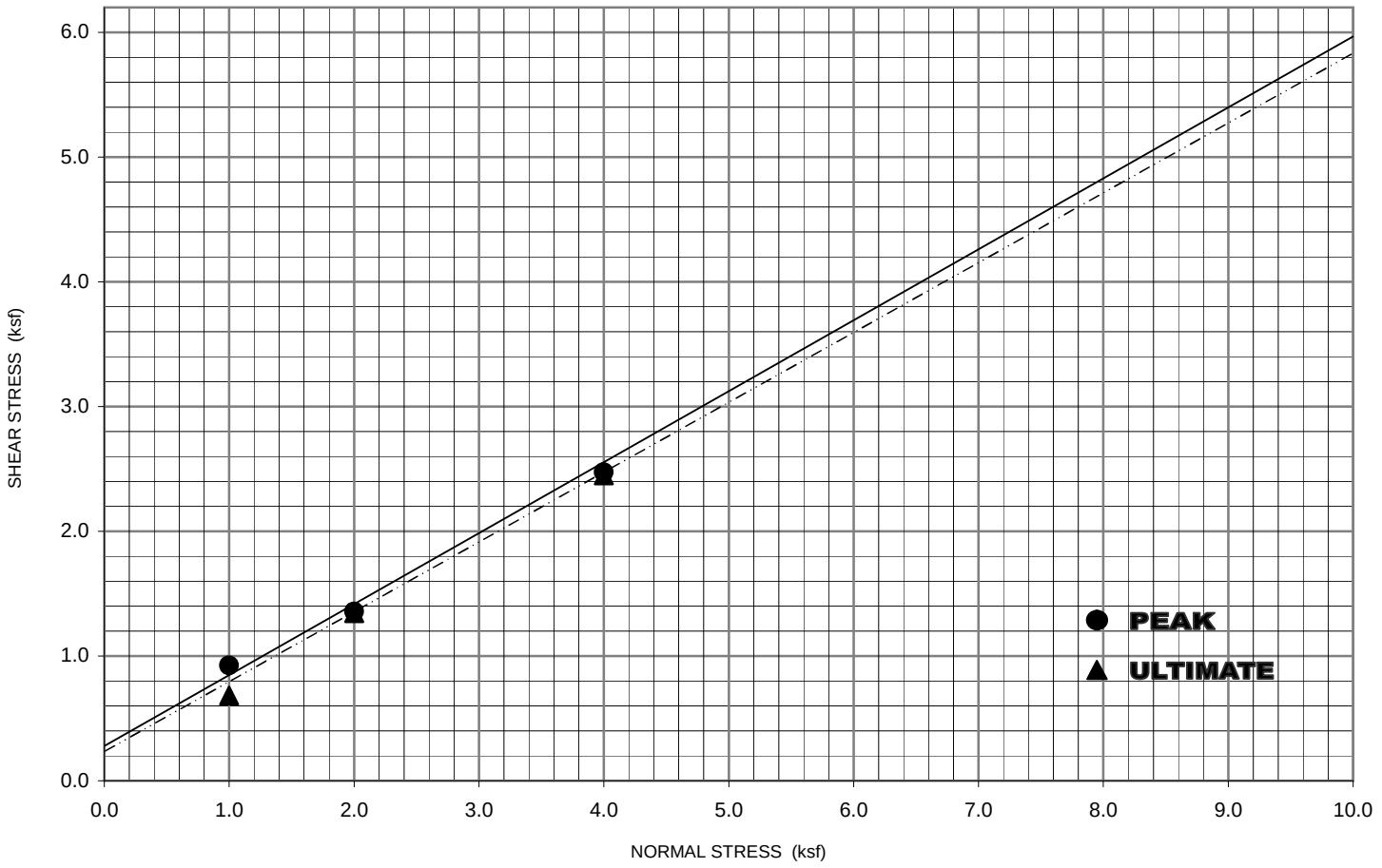
Specimen : Undisturbed : -

Remolded : X

Reconstituted : -

	PEAK	ULTIMATE
Cohesion,c (psf)	250	200
Friction Angle, ϕ	30	29

Remarks : SAMPLE REMOLDED TO 90% OF (131.0 PCF @ 9.0%)



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DIRECT SHEAR TEST
(ASTM D3080)

Project Name :	JACK RABBIT TRAIL	Project No. :	18060-01
Boring / Sample No :	B - 5 / KB - 1	Depth : 0' - 5' (ft.)	Tested By : RB Date: 23-Jul-19
Sample Descriptions / Classification :	DK. BROWN CLAYEY SAND (SC)		

Applied Normal Load (ksf)	1.0		2.0		4.0	
Shear Stress,(Peak) (ksf)	0.924		1.320		2.328	
Shear Stress,(Ultimate) (ksf)	0.672		1.224		2.328	
Density and Saturation	Initial	Final	Initial	Final	Initial	Final
Wet Weight of Soil + Ring (gms)	197.51	204.07	197.94	205.22	197.84	205.39
Dry Weight of Soil + Ring (gms)		182.96		183.39		183.29
Weight of Water (gms)	-	46.54	-	47.28	-	45.81
Weight of Ring (gms)	-	44.42	-	44.85	-	44.75
Weight of Dry Soil (gms)	-	138.54	-	138.54	-	138.54
Moisture Content (%)	10.5	33.6	10.5	34.1	10.5	33.1
Wet Density (pcf)	127.8	133.3	127.8	133.9	127.8	134.1
Dry Density (pcf)	-	99.8	-	99.8	-	100.8
Specific Gravity,G_s (Assumed)	2.68					
Thickness of Specimen, (in.)	1.00					
Degree of Saturation, (%)	41.6	133.1	41.6	135.3	42.7	134.3
Void Ratio	-	0.676	-	0.676	-	0.660

Lateral Displacement, d_h 0.36 (in.)

Displacement Rate, d_r 0.05 (in./min.)

Elapsed Time of Test, t_e 7.20 (min.)

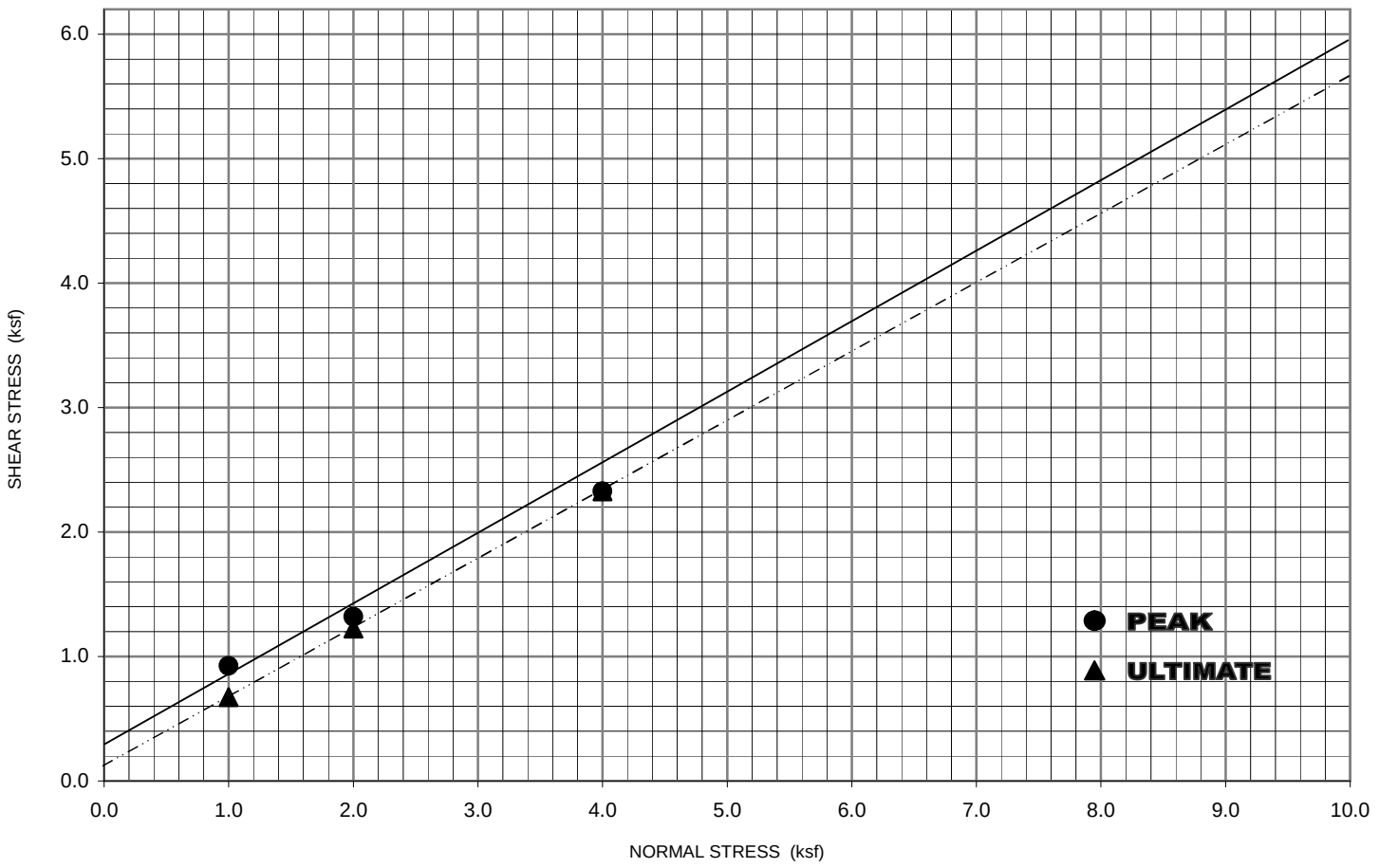
Specimen : Undisturbed : -

Remolded : X

Reconstituted : -

	PEAK	ULTIMATE
Cohesion,c (psf)	350	150
Friction Angle, ϕ	29	29

Remarks : SAMPLE REMOLDED TO 90% OF (128.5 PCF @ 10.5%)



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DIRECT SHEAR TEST
(ASTM D3080)

Project Name :	JACK RABBIT TRAIL	Project No. :	18060-01
Boring / Sample No :	B - 7 / KB - 9	Depth : 0' - 5' (ft.)	Tested By : RB Date: 23-Jul-19
Sample Descriptions / Classification :	DK. BROWN CLAYEY SAND (SC)		

Applied Normal Load (ksf)	1.0		2.0		4.0	
Shear Stress,(Peak) (ksf)	0.780		1.344		2.352	
Shear Stress,(Ultimate) (ksf)	0.672		1.236		2.316	
Density and Saturation	Initial	Final	Initial	Final	Initial	Final
Wet Weight of Soil + Ring (gms)	200.57	207.75	201.14	207.68	201.15	208.59
Dry Weight of Soil + Ring (gms)		187.10		187.67		187.68
Weight of Water (gms)	-	46.54	-	47.28	-	45.81
Weight of Ring (gms)	-	45.33	-	45.90	-	45.91
Weight of Dry Soil (gms)	-	141.77	-	141.77	-	141.77
Moisture Content (%)	9.5	32.8	9.5	33.3	9.5	32.3
Wet Density (pcf)	129.6	135.6	129.6	135.0	129.6	135.8
Dry Density (pcf)	-	102.1	-	101.3	-	102.6
Specific Gravity,G_s (Assumed)	2.68					
Thickness of Specimen, (in.)	1.00					
Degree of Saturation, (%)	39.9	137.8	39.1	137.2	40.4	137.5
Void Ratio	-	0.638	-	0.651	-	0.630

Lateral Displacement, d_h 0.36 (in.)

Displacement Rate, d_r 0.05 (in./min.)

Elapsed Time of Test, t_e 7.20 (min.)

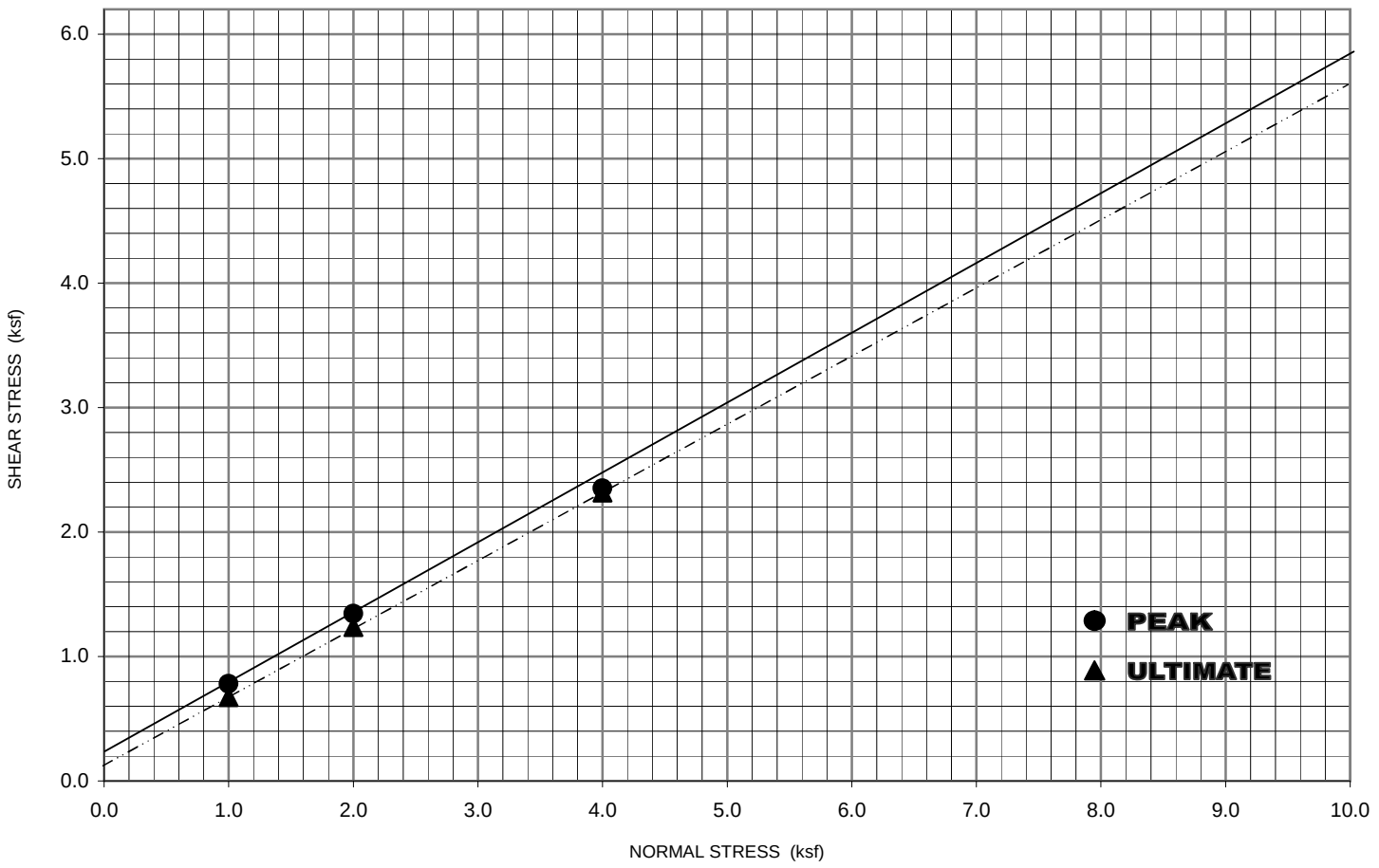
Specimen : Undisturbed : -

Remolded : X

Reconstituted : -

	PEAK	ULTIMATE
Cohesion,c (psf)	300	150
Friction Angle, ϕ	29	29

Remarks : SAMPLE REMOLDED TO 90% OF (131.5 PCF @ 9.5%)



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DIRECT SHEAR TEST
(ASTM D3080)

Project Name : JACK RABBIT TRAIL | Project No. : 18060-01

Boring / Sample No : B - 11 / KTP-3 | Depth : 6' (ft.) | Tested By : RB | Date: 24-Jul-19

Sample Descriptions / Classification : REDDISH BROWN SANDY CLAY (CL)

Applied Normal Load (ksf)	1.0		2.0		4.0	
Shear Stress,(Peak) (ksf)	0.924		1.332		2.232	
Shear Stress,(Ultimate) (ksf)	0.900		1.320		2.172	
Density and Saturation	Initial	Final	Initial	Final	Initial	Final
Wet Weight of Soil + Ring (gms)	195.39	204.04	195.23	204.01	194.96	203.91
Dry Weight of Soil + Ring (gms)		179.35		179.19		178.92
Weight of Water (gms)	-	46.54	-	47.28	-	45.81
Weight of Ring (gms)	-	45.66	-	45.5	-	45.23
Weight of Dry Soil (gms)	-	133.69	-	133.69	-	133.69
Moisture Content (%)	12.0	34.8	12.0	35.4	12.0	34.3
Wet Density (pcf)	125.0	132.2	125.0	132.3	125.0	132.5
Dry Density (pcf)	-	98.1	-	97.7	-	98.6
Specific Gravity,G_s (Assumed)	2.68					
Thickness of Specimen, (in.)	1.00					
Degree of Saturation, (%)	45.6	132.3	45.2	133.3	46.3	132.1
Void Ratio	-	0.705	-	0.711	-	0.695

Lateral Displacement, d_h 0.36 (in.)

Displacement Rate, d_r 0.05 (in./min.)

Elapsed Time of Test, t_e 7.20 (min.)

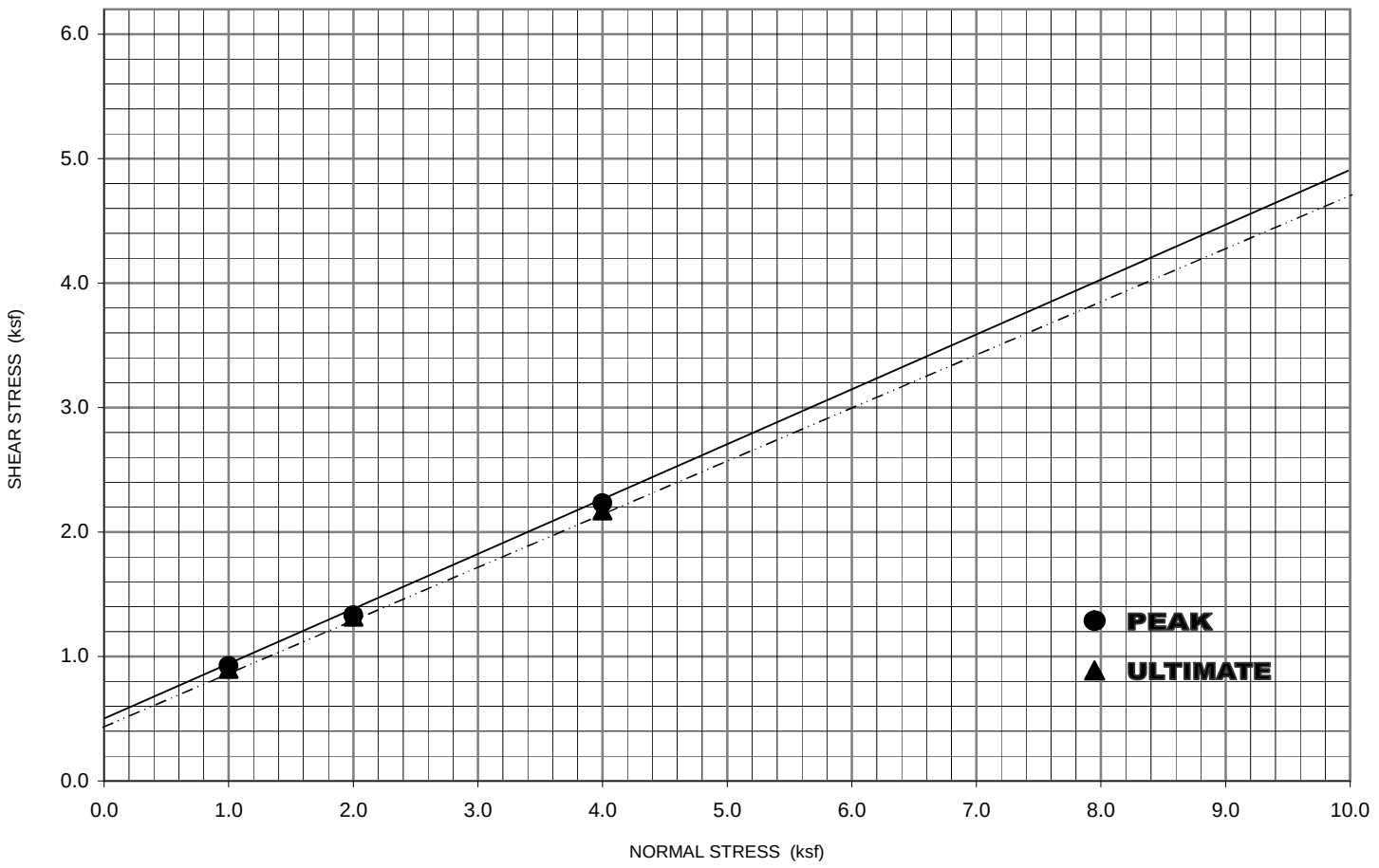
Specimen : Undisturbed : -

Remolded : X

Reconstituted : -

	PEAK	ULTIMATE
Cohesion,c (psf)	500	400
Friction Angle, ϕ	24	23

Remarks : SAMPLE REMOLDED TO 90% OF (124.0 PCF @ 12.0%)



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DIRECT SHEAR TEST

(ASTM D3080)

Project Name : JACK RABBIT TRAIL Project No. : 18060-01

Boring / Sample No : B - 13 / KTP - 7 Depth : 4' - 6' (ft.) Tested By : RB Date: 29-Jul-19

Sample Descriptions / Classification : LT. BROWN SILTY FINE SAND (SM)

Applied Normal Load (ksf)	1.0		2.0		4.0	
Shear Stress,(Peak) (ksf)	0.708		1.188		2.244	
Shear Stress,(Ultimate) (ksf)	0.624		1.188		2.244	
Density and Saturation	Initial	Final	Initial	Final	Initial	Final
Wet Weight of Soil + Ring (gms)	191.98	200.61	192.02	200.63	191.74	199.86
Dry Weight of Soil + Ring (gms)		175.74		175.78		175.50
Weight of Water (gms)	-	46.54	-	47.28	-	45.81
Weight of Ring (gms)	-	45.83	-	45.87	-	45.59
Weight of Dry Soil (gms)	-	129.91	-	129.91	-	129.91
Moisture Content (%)	12.5	35.8	12.5	36.4	12.5	35.3
Wet Density (pcf)	122.0	129.2	122.0	129.2	122.0	128.8
Dry Density (pcf)	-	95.1	-	94.7	-	95.2
Specific Gravity,G_s (Assumed)	2.68					
Thickness of Specimen, (in.)	1.00					
Degree of Saturation, (%)	44.2	126.6	43.7	127.4	44.3	124.9
Void Ratio	-	0.758	-	0.766	-	0.757

Lateral Displacement, d_h 0.36 (in.)

Displacement Rate, d_r 0.05 (in./min.)

Elapsed Time of Test, t_e 7.20 (min.)

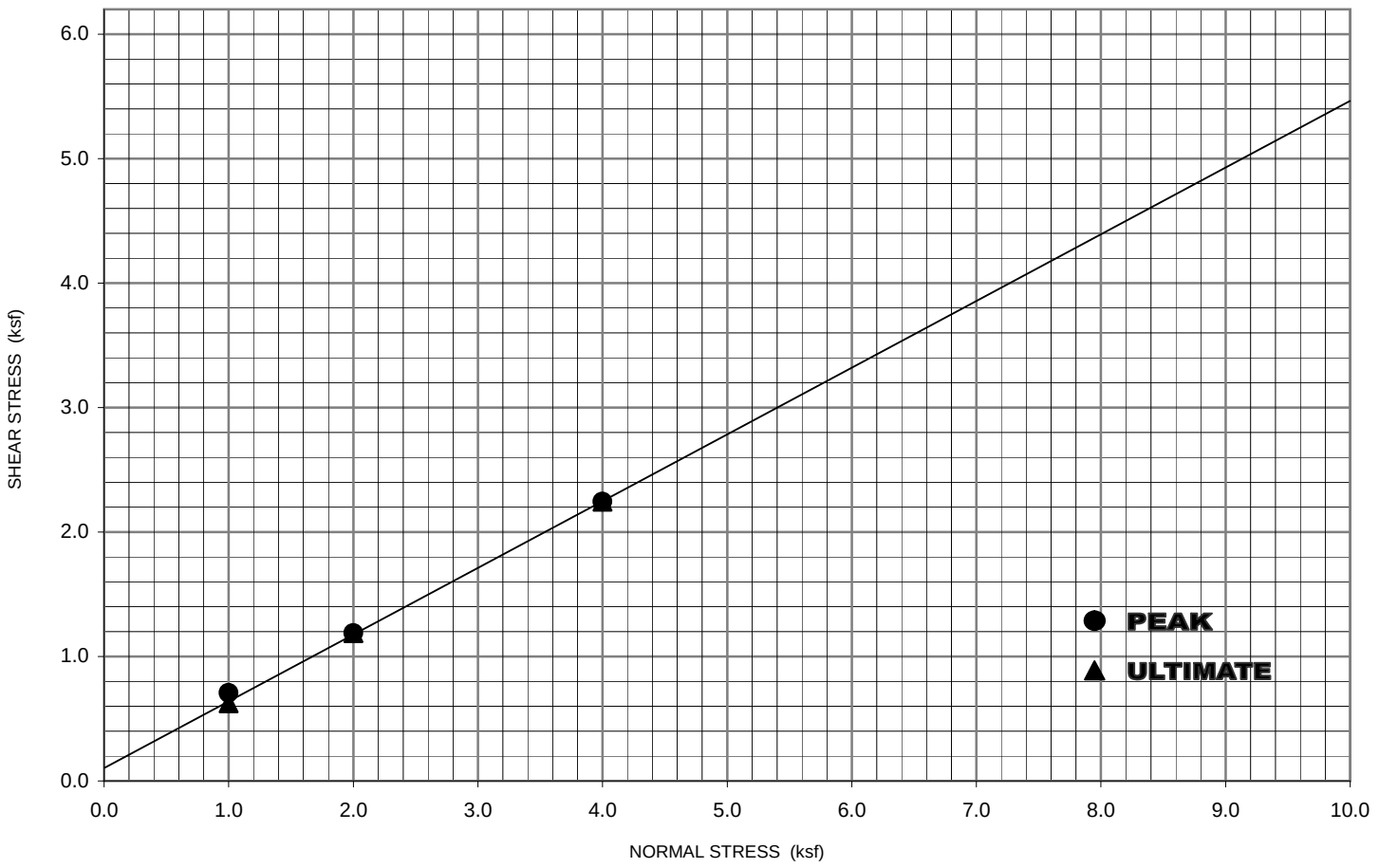
Specimen : Undisturbed : -

Remolded : x

Reconstituted : -

	PEAK	ULTIMATE
Cohesion,c (psf)	100	100
Friction Angle, ϕ	28	28

Remarks : SAMPLE REMOLDED TO 90% OF (120.5 PCF @ 12.5%)



KCG KLING Consulting Group, Inc.
8008 Sky Park Circle, Suite 250
Irvine, Ca. 92614
Tel: (949)797-6241 Fax: (949)797-6260

DIRECT SHEAR TEST

(ASTM D3080)

PROJECT NAME : JACK RABBIT TRAIL

PROJECT NUMBER : 18060-01

TRACT NUMBER :

TESTED BY : RB DATE : 17-Jul-19

LOT NUMBER :

SAMPLED BY: DKL DATE : 25-Jun-19

SAMPLE NO. :

LOCATION : B - 1 / KB - 5 @ 0' - 5'

SOIL DESCRIPTIONS / CLASSIFICATION : DK. BROWN CLAYEY SAND (SC)

TRIAL NUMBER		1	2	3	4
WET WT. OF SOIL + RING	(g)	619.35	627.48		
WEIGHT OF RING	(g)	204.33	204.33		
WET WEIGHT OF SOIL	(g)	415.02	423.15		
FACTOR		0.3030	0.3030		
WET DENSITY	(pcf)	125.8	128.2		
DRY DENSITY	(pcf)	117.4	119.0		
DEGREE OF SATURATION	(%)	44.0	50.1		

MOISTURE DETERMINATION

WET WEIGHT OF SOIL	(g)	347.58	321.05		
DRY WEIGHT OF SOIL	(g)	324.59	298.10		
MOISTURE CONTENT	(%)	7.1	7.7		

RACK NO. : 4

SURCHARGE : 144 psf

FINAL DENSITY & SATURATION

WET WT. + RING	(g)	
DRY WT. + RING	(g)	
MOISTURE CONTENT	(%)	
SAMPLE LENGTH	(cm)	
SAMPLE AREA	(cm^2)	
VOLUME	(cc)	
WT. OF RING	(g)	
DRY DENSITY	(pcf)	
SPEC.GRAVITY (assumed)		2.70
SATURATION	(%)	
% RETAINED ON #4 SIEVE		

DATE	TIME	ELAPSED TIME (min.)	DIAL READING (in.)	DEFLECTION (in.)
17-Jul	8:38		0.443	
18-Jul	5:07		0.466	
18-Jul	10:40		0.466	0.023

E. I. 23 SO_4 30 ppm

REMARKS :

KCG KLING Consulting Group, Inc.

18008 Sky Park Circle, Suite 250

Irvine, Ca. 92614

Tel: (949)797-6241 Fax: (949)797-6260

EXPANSION INDEX

(UBC 18-2)

PROJECT NAME : JACK RABBIT TRAIL

PROJECT NUMBER : 18060-01

TRACT NUMBER :

TESTED BY : RB DATE : 17-Jul-19

LOT NUMBER :

SAMPLED BY: DKL DATE : 25-Jun-19

SAMPLE NO. :

LOCATION : B - 3 / KB - 3 @ 0' - 5'

SOIL DESCRIPTIONS / CLASSIFICATION : DK. BROWN CLAYEY SAND (SC)

TRIAL NUMBER		1	2	3	4
WET WT. OF SOIL + RING	(g)	644.75	617.66		
WEIGHT OF RING	(g)	204.45	204.45		
WET WEIGHT OF SOIL	(g)	440.30	413.21		
FACTOR		0.3030	0.3030		
WET DENSITY	(pcf)	133.4	125.2		
DRY DENSITY	(pcf)	120.6	115.6		
DEGREE OF SATURATION	(%)	72.2	49.0		

MOISTURE DETERMINATION

WET WEIGHT OF SOIL	(g)	320.50	307.16		
DRY WEIGHT OF SOIL	(g)	289.76	283.62		
MOISTURE CONTENT	(%)	10.6	8.3		

RACK NO. : 3

SURCHARGE : 144 psf

FINAL DENSITY & SATURATION

WET WT. + RING	(g)	
DRY WT. + RING	(g)	
MOISTURE CONTENT	(%)	
SAMPLE LENGTH	(cm)	
SAMPLE AREA	(cm^2)	
VOLUME	(cc)	
WT. OF RING	(g)	
DRY DENSITY	(pcf)	
SPEC.GRAVITY (assumed)		2.70
SATURATION	(%)	
% RETAINED ON #4 SIEVE		

DATE	TIME	ELAPSED TIME (min.)	DIAL READING (in.)	DEFLECTION (in.)
17-Jul	7:54		0.589	
18-Jul	5:07		0.626	
18-Jul	10:38		0.626	0.037

E. I. 37 SO_4 36 ppm

REMARKS :

KCG KLING Consulting Group, Inc.

18008 Sky Park Circle, Suite 250

Irvine, Ca. 92614

Tel: (949)797-6241 Fax: (949)797-6260

EXPANSION INDEX

(UBC 18-2)

PROJECT NAME : JACK RABBIT TRAIL

PROJECT NUMBER : 18060-01

TRACT NUMBER :

TESTED BY : RB DATE : 17-Jul-19

LOT NUMBER :

SAMPLED BY: DKL DATE : 25-Jun-19

SAMPLE NO. :

LOCATION : B - 6 / KB - 2 @ 0' - 5'

SOIL DESCRIPTIONS / CLASSIFICATION : DK. BROWN CLAYEY SAND (SC)

TRIAL NUMBER		1	2	3	4
WET WT. OF SOIL + RING	(g)	630.27	623.81		
WEIGHT OF RING	(g)	204.42	204.42		
WET WEIGHT OF SOIL	(g)	425.85	419.39		
FACTOR		0.3030	0.3030		
WET DENSITY	(pcf)	129.0	127.1		
DRY DENSITY	(pcf)	118.9	117.7		
DEGREE OF SATURATION	(%)	55.2	50.0		

MOISTURE DETERMINATION

WET WEIGHT OF SOIL	(g)	328.73	305.41		
DRY WEIGHT OF SOIL	(g)	302.92	282.79		
MOISTURE CONTENT	(%)	8.5	8.0		

RACK NO. : 2

SURCHARGE : 144 psf

FINAL DENSITY & SATURATION

WET WT. + RING	(g)	
DRY WT. + RING	(g)	
MOISTURE CONTENT	(%)	
SAMPLE LENGTH	(cm)	
SAMPLE AREA	(cm^2)	
VOLUME	(cc)	
WT. OF RING	(g)	
DRY DENSITY	(pcf)	
SPEC.GRAVITY (assumed)		2.70
SATURATION	(%)	
% RETAINED ON #4 SIEVE		

DATE	TIME	ELAPSED TIME (min.)	DIAL READING (in.)	DEFLECTION (in.)
17-Jul	7:34		0.234	
18-Jul	5:07		0.255	
18-Jul	10:38		0.255	0.021

E. I. 21 SO_4 9 ppm

REMARKS :

KCG KLING Consulting Group, Inc.

18008 Sky Park Circle, Suite 250

Irvine, Ca. 92614

Tel: (949)797-6241 Fax: (949)797-6260

EXPANSION INDEX

(UBC 18-2)

PROJECT NAME : JACK RABBIT TRAIL

PROJECT NUMBER : 18060-01

TRACT NUMBER :

TESTED BY : RB DATE : 16-Jul-19

LOT NUMBER :

SAMPLED BY: DKL DATE : 25-Jun-19

SAMPLE NO. :

LOCATION : B - 8 / KB - 10 @ 0' - 5'

SOIL DESCRIPTIONS / CLASSIFICATION : DK. BROWN CLAYEY SAND (SC)

TRIAL NUMBER		1	2	3	4
WET WT. OF SOIL + RING	(g)	628.32	619.06		
WEIGHT OF RING	(g)	203.61	203.61		
WET WEIGHT OF SOIL	(g)	424.71	415.45		
FACTOR		0.3030	0.3030		
WET DENSITY	(pcf)	128.7	125.9		
DRY DENSITY	(pcf)	118.0	116.3		
DEGREE OF SATURATION	(%)	57.1	49.4		

MOISTURE DETERMINATION

WET WEIGHT OF SOIL	(g)	335.51	311.46		
DRY WEIGHT OF SOIL	(g)	307.66	287.86		
MOISTURE CONTENT	(%)	9.1	8.2		

RACK NO. : 1

SURCHARGE : 144 psf

FINAL DENSITY & SATURATION

WET WT. + RING	(g)	
DRY WT. + RING	(g)	
MOISTURE CONTENT	(%)	
SAMPLE LENGTH	(cm)	
SAMPLE AREA	(cm^2)	
VOLUME	(cc)	
WT. OF RING	(g)	
DRY DENSITY	(pcf)	
SPEC.GRAVITY (assumed)		2.70
SATURATION	(%)	
% RETAINED ON #4 SIEVE		

DATE	TIME	ELAPSED TIME (min.)	DIAL READING (in.)	DEFLECTION (in.)
16-Jul	9:51		0.436	
16-Jul	11:43		0.459	
17-Jul	9:15		0.460	0.024

E. I. 24 SO_4 21 ppm

REMARKS :

KCG KLING Consulting Group, Inc.

18008 Sky Park Circle, Suite 250

Irvine, Ca. 92614

Tel: (949)797-6241 Fax: (949)797-6260

EXPANSION INDEX

(UBC 18-2)

PROJECT NAME : JACK RABBIT TRAIL

PROJECT NUMBER : 18060-01

TRACT NUMBER :

TESTED BY : RB DATE : 25-Jul-19

LOT NUMBER :

SAMPLED BY: DKL DATE : 28-Jun-19

SAMPLE NO. :

LOCATION : B - 13 / KTP - 7 @ 4' - 6'

SOIL DESCRIPTIONS / CLASSIFICATION : LT. BROWN SILTY FINE SAND (SM)

TRIAL NUMBER		1	2	3	4
WET WT. OF SOIL + RING	(g)	583.59	609.61		
WEIGHT OF RING	(g)	204.42	204.42		
WET WEIGHT OF SOIL	(g)	379.17	405.19		
FACTOR		0.3030	0.3030		
WET DENSITY	(pcf)	114.9	122.8		
DRY DENSITY	(pcf)	108.0	112.6		
DEGREE OF SATURATION	(%)	30.6	49.0		

MOISTURE DETERMINATION

WET WEIGHT OF SOIL	(g)	336.95	311.56		
DRY WEIGHT OF SOIL	(g)	316.88	285.83		
MOISTURE CONTENT	(%)	6.3	9.0		

RACK NO. : 2

SURCHARGE : 144 psf

FINAL DENSITY & SATURATION

WET WT. + RING	(g)	
DRY WT. + RING	(g)	
MOISTURE CONTENT	(%)	
SAMPLE LENGTH	(cm)	
SAMPLE AREA	(cm^2)	
VOLUME	(cc)	
WT. OF RING	(g)	
DRY DENSITY	(pcf)	
SPEC.GRAVITY (assumed)		2.70
SATURATION	(%)	
% RETAINED ON #4 SIEVE		

DATE	TIME	ELAPSED TIME (min.)	DIAL READING (in.)	DEFLECTION (in.)
25-Jul	10:47		0.255	
25-Jul	12:00		0.256	
26-Jul	12:20		0.256	0.001

E. I. 1 SO_4 12 ppm

REMARKS :

KCG KLING Consulting Group, Inc.
18008 Sky Park Circle, Suite 250
Irvine, Ca. 92614
Tel: (949)797-6241 Fax: (949)797-6260

EXPANSION INDEX
(UBC 18-2)

ANAHEIM TEST LAB, INC

197 Technology Drive, Unit D
Irvine, CA 92618
Phone (949) 336-6544

KLING CONSULTING GROUP, INC.
18008 SKY PARK CIRCLE, STE 250
IRVINE, CA 92614

DATE: 07/03/2019

P.O. NO. Verbal

LAB NO: C-3031

SPECIFICATION: CTM-417/422/643

MATERIAL: Soil

Project No.: 18060-00
Project: Jack Rabbit Trail

ANALYTICAL REPORT

CORROSION SERIES
SUMMARY OF DATA

	pH	SOLUBLE SULFATES per CT. 417 ppm	SOLUBLE CHLORIDES per CT. 422 ppm	MIN. RESISTIVITY per CT. 643 ohm-cm
B5/KB1 @ 0-5'	6.8	94	29	2,800

RESPECTFULLY SUBMITTED

WES BRIDGER LAB MANAGER

ANAHEIM TEST LAB, INC

197 Technology Drive, Unit D
Irvine, CA 92618
Phone (949) 336-6544

KLING CONSULTING GROUP, INC.
18008 SKY PARK CIRCLE, STE 250
IRVINE, CA 92614

DATE: 07/12/2019

P.O. NO. Verbal

LAB NO: C-3039

SPECIFICATION: CTM-417/422/643

MATERIAL: Soil

Project No.: 18060-01
Project: Jack Rabbit Trail

ANALYTICAL REPORT

CORROSION SERIES
SUMMARY OF DATA

	pH	SOLUBLE SULFATES per CT. 417 ppm	SOLUBLE CHLORIDES per CT. 422 ppm	MIN. RESISTIVITY per CT. 643 ohm-cm
B-1/KB-5 @ 0-5’	7.0	148	59	2,500

RESPECTFULLY SUBMITTED

WES BRIDGER LAB MANAGER

• ANALYSIS
• DESIGN

LaBelle • Marvin
PROFESSIONAL PAVEMENT ENGINEERING
A CALIFORNIA CORPORATION

• SOILS, ASPHALT TECHNOLOGY

July 11, 2019

RECEIVED
JUL 15 2019
KLING CONSULTING GROUP

Mr. Dante Domingo
Kling Consulting Group
18008 Sky Park Circle #250
Irvine, California 92614

Project No. 45094

Dear Mr. Domingo:

Testing of the bulk soil samples delivered to our laboratory on 7/9/2019 has been completed.

Reference: J.N. 18060-01 (JB)
Project: Jack Rabbit Trail
Samples: B-9 / KB-7 @ 0'-5'
B-10 / KB-8 @ 0'-5'

Data sheets are attached for your use and file. Any untested portion of the sample will be retained for a period of 60 days prior to disposal. The opportunity to be of service is sincerely appreciated and should you have any questions, kindly call.

Respectfully Submitted,



Steven R. Marvin
RCE 30659

SRM:jw
Enclosure

2700 S. GRAND AVENUE • SANTA ANA, CA 92705-5404 • (714) 546-3468 • FAX (714) 546-5841
INFO@LABELLEMARVIN.COM

R - VALUE DATA SHEET

LaBelle Marvin

PROJECT No. 45094

DATE: 7/11/2019

BORING NO. B-9 / KB-7 @ 0'-5'

Jack Rabbit Trail

P.N. 18060-01

SAMPLE DESCRIPTION: Brown Silty Fine Sand

R-VALUE TESTING DATA | CA TEST 301			
	SPECIMEN ID		
	a	b	c
Mold ID Number	4	5	6
Water added, grams	75	55	39
Initial Test Water, %	12.7	10.7	9.2
Compact Gage Pressure,psi	70	185	350
Exudation Pressure, psi	171	296	553
Height Sample, Inches	2.62	2.57	2.43
Gross Weight Mold, grams	3121	3076	3079
Tare Weight Mold, grams	1957	1944	1955
Sample Wet Weight, grams	1164	1132	1124
Expansion, Inches x 10exp-4	5	26	68
Stability 2,000 lbs (160psi)	47 / 111	28 / 62	19 / 39
Turns Displacement	4.72	4.00	3.92
R-Value Uncorrected	19	50	66
R-Value Corrected	20	52	65
Dry Density, pcf	119.5	120.5	128.3

DESIGN CALCULATION DATA

Traffic Index	Assumed:	4.0	4.0	4.0
G.E. by Stability		0.82	0.49	0.36
G. E. by Expansion		0.17	0.87	2.27

Equilibrium R-Value	**41** by EXPANSION	Examined & Checked: 7 /11/ 19
REMARKS:	Gf = 1.25 0.6% Retained on the 3/4" Sieve.	REGISTERED PROFESSIONAL ENGINEER STEVEN R. MARVIN C 30659 STATE OF CALIFORNIA Steven R. Marvin, RCE 30659

The data above is based upon processing and testing samples as received from the field. Test procedures in accordance with latest revisions to Department of Transportation, State of California, Materials & Research Test Method No. 301.

R-VALUE GRAPHICAL PRESENTATION

LaBelle Marvin

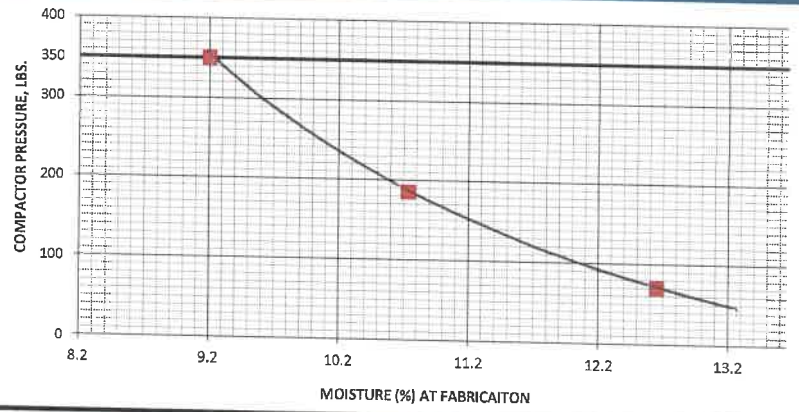
PROJECT NO. 45094

DATE: 7 /11/ 19

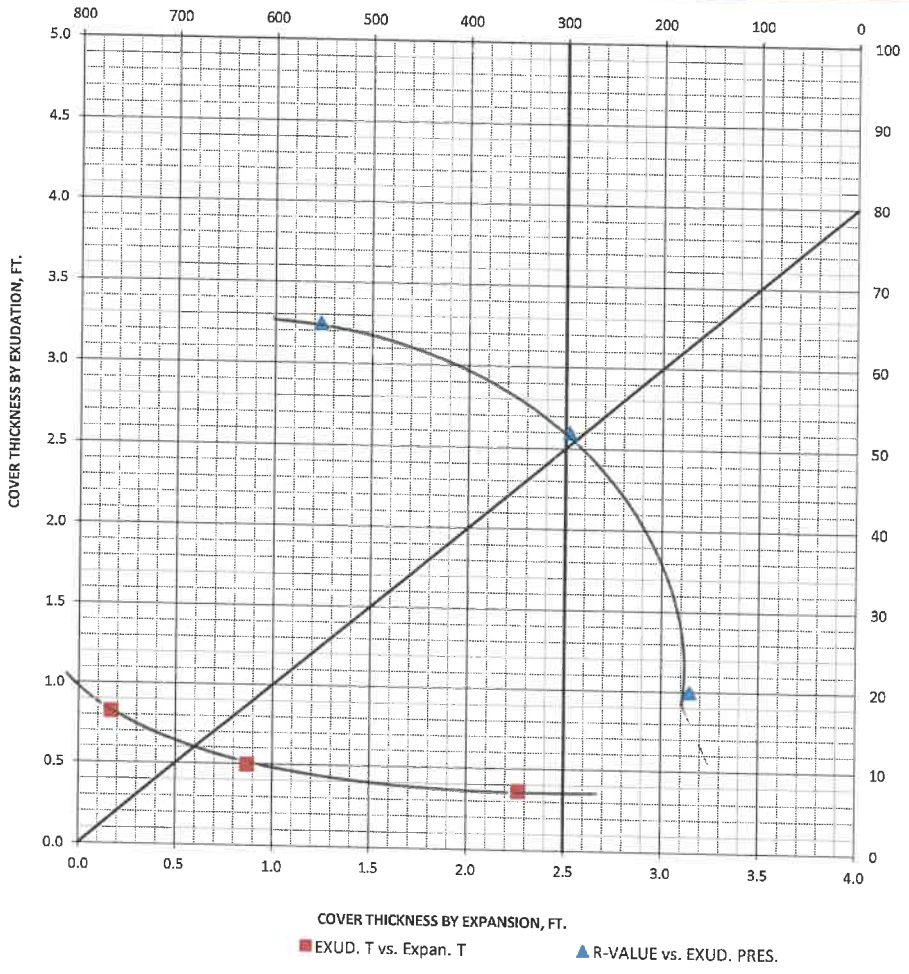
BORING NO. B-9 / KB-7 @ 0'-5'
Jack Rabbit Trail
P.N. 18060-01

REMARKS:

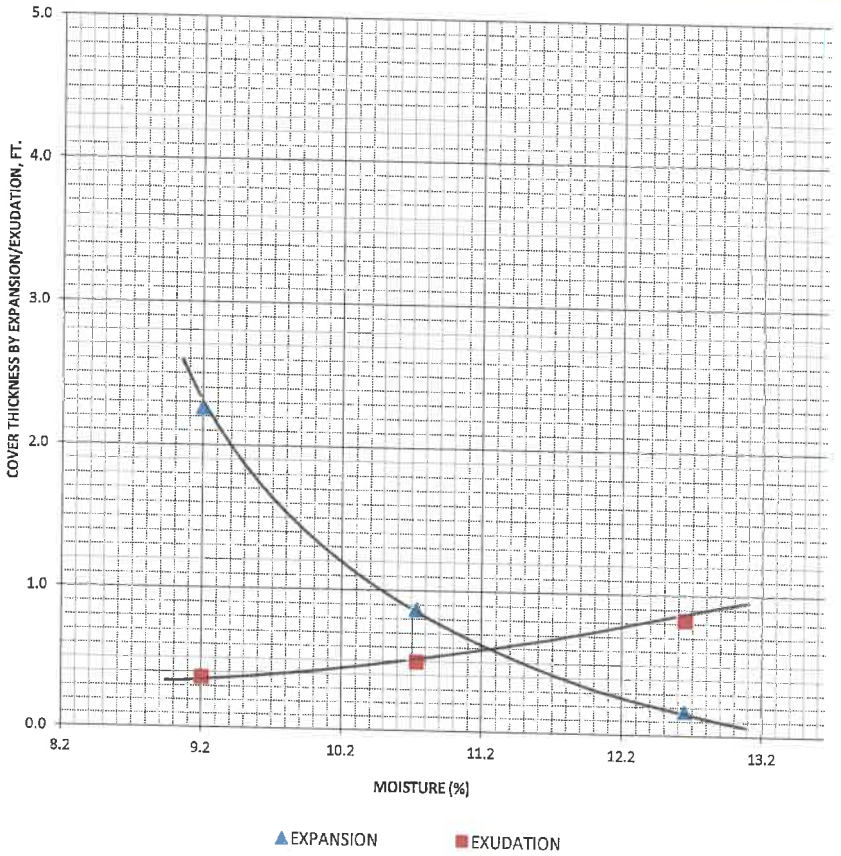
COMPACTOR PRESSURE vs MOISTURE %



COVER THICKNESS BY EXUDATION vs COVER THICKNESS BY EXPANSION



COVER THICKNESS vs MOISTURE %



R - VALUE DATA SHEET

LaBelle Marvin

PROJECT No. 45094

DATE: 7/11/2019

BORING NO. B-10 / KB-8 @ 0'-5'

Jack Rabbit Trail

P.N. 18060-01

SAMPLE DESCRIPTION: Brown Silty Fine Sand

R-VALUE TESTING DATA | CA TEST 301			
	SPECIMEN ID		
	a	b	c
Mold ID Number	1	2	3
Water added, grams	85	66	57
Initial Test Water, %	11.1	9.3	8.4
Compact Gage Pressure,psi	90	350	350
Exudation Pressure, psi	188	417	669
Height Sample, Inches	2.58	2.49	2.45
Gross Weight Mold, grams	3122	3099	3109
Tare Weight Mold, grams	1954	1946	1958
Sample Wet Weight, grams	1168	1153	1151
Expansion, Inches x 10exp-4	2	12	33
Stability 2,000 lbs (160psi)	43 / 96	24 / 61	15 / 27
Turns Displacement	4.73	3.88	3.65
R-Value Uncorrected	26	51	77
R-Value Corrected	27	51	77
Dry Density, pcf	123.5	128.4	131.3

DESIGN CALCULATION DATA

Traffic Index	Assumed:	4.0	4.0	4.0
G.E. by Stability		0.75	0.50	0.24
G. E. by Expansion		0.07	0.40	1.10

Equilibrium R-Value	**40** by EXUDATION	Examined & Checked: 7 /11/ 19
REMARKS:	Gf = 1.25 0.5% Retained on the 3/4" Sieve.	Steven R. Marvin, RCE 30659

REGISTERED PROFESSIONAL ENGINEER STEVEN R. MARVIN C 30659 CIVIL STATE OF CALIFORNIA

The data above is based upon processing and testing samples as received from the field. Test procedures in accordance with latest revisions to Department of Transportation, State of California, Materials & Research Test Method No. 301.

LaBelle Marvin

R-VALUE GRAPHICAL PRESENTATION

PROJECT NO. 45094

DATE: 7 /11/ 19

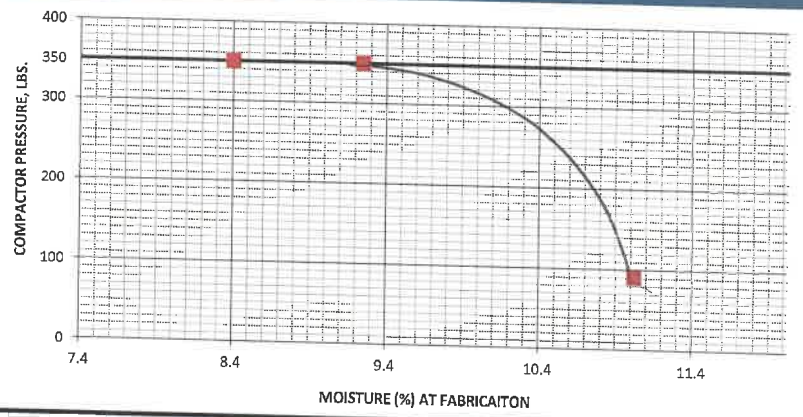
BORING NO. B-10 / KB-8 @ 0'-5'

Jack Rabbit Trail

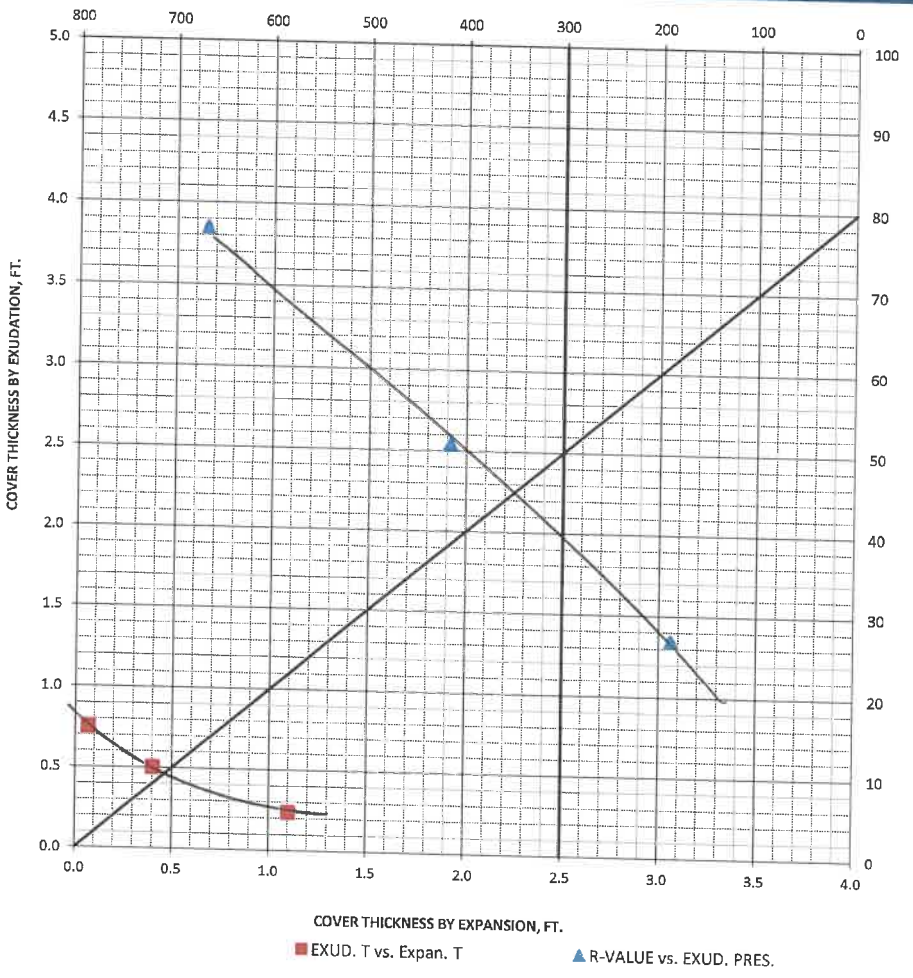
P.N. 18060-01

REMARKS:

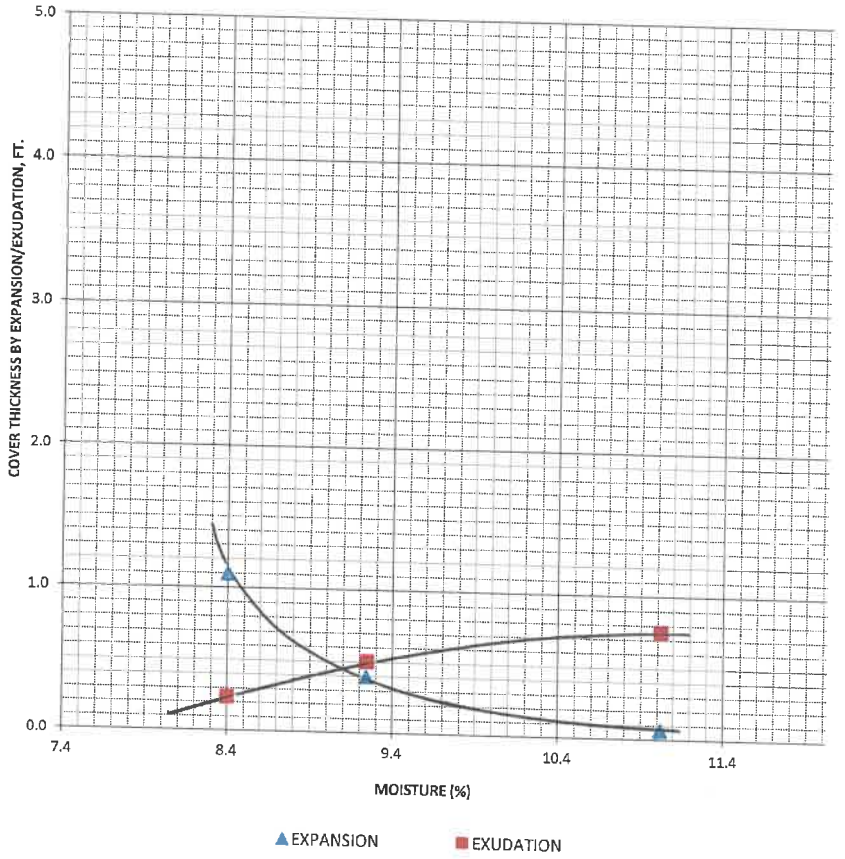
COMPACTOR PRESSURE vs MOISTURE %



COVER THICKNESS BY EXUDATION vs COVER THICKNESS BY EXPANSION



COVER THICKNESS vs MOISTURE %



• ANALYSIS
• DESIGN

LaBelle • Marvin
PROFESSIONAL PAVEMENT ENGINEERING
A CALIFORNIA CORPORATION

• SOILS, ASPHALT TECHNOLOGY

July 25, 2019

Mr. Dante Domingo
Kling Consulting Group
18008 Sky Park Circle #250
Irvine, California 92614 Project No. 45149

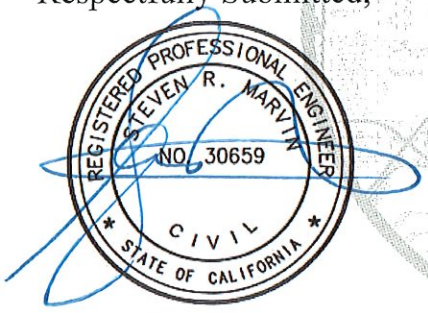
Dear Mr. Domingo:

Testing of the bulk soil sample delivered to our laboratory on 7/23/2019 has been completed.

Reference: J.N. 18060-01
Project: Jack Rabbit Trail, 7/8/2019
Sample: KTP-3 @ 6'

Data sheets are attached for your use and file. Any untested portion of the sample will be retained for a period of 60 days prior to disposal. The opportunity to be of service is sincerely appreciated and should you have any questions, kindly call.

Respectfully Submitted,



Steven R. Marvin
RCE 30659

SRM:jw
Enclosure

2700 S. GRAND AVENUE • SANTA ANA, CA 92705-5404 • (714) 546-3468 • FAX (714) 546-5841
INFO@LABELLEMARVIN.COM

R - VALUE DATA SHEET

LaBelle Marvin

PROJECT No. 45149

DATE: 7/25/2019

BORING NO. KTP-3 @ 6'
Jack Rabbit Trail, 7/8/19
P.N. 18060-01

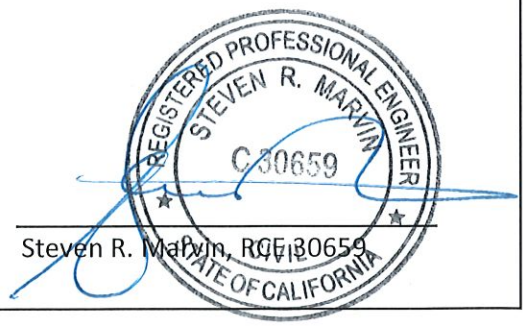
SAMPLE DESCRIPTION: Brown Sandy Clay

R-VALUE TESTING DATA | CA TEST 301			
	SPECIMEN ID		
	a	b	c
Mold ID Number	4	5	6
Water added, grams	80	55	122
Initial Test Water, %	15.7	13.2	20.0
Compact Gage Pressure,psi	60	140	30
Exudation Pressure, psi	320	504	215
Height Sample, Inches	2.55	2.42	2.67
Gross Weight Mold, grams	3070	3031	3057
Tare Weight Mold, grams	1957	1944	1955
Sample Wet Weight, grams	1113	1087	1102
Expansion, Inches x 10exp-4	32	95	0
Stability 2,000 lbs (160psi)	53 / 127	36 / 90	69 / 150
Turns Displacement	3.78	3.25	5.27
R-Value Uncorrected	15	37	3
R-Value Corrected	15	35	3
Dry Density, pcf	114.3	120.2	104.2

DESIGN CALCULATION DATA

Traffic Index	Assumed:	4.0	4.0	4.0
G.E. by Stability		0.87	0.67	0.99
G. E. by Expansion		1.07	3.17	0.00

Equilibrium R-Value	**13** by EXUDATION	Examined & Checked: 7 /25/ 19
REMARKS:	Gf = 1.25 0.0% Retained on the 3/4" Sieve.	Steven R. Marvin, RCE 30659



The data above is based upon processing and testing samples as received from the field. Test procedures in accordance with latest revisions to Department of Transportation, State of California, Materials & Research Test Method No. 301.

R-VALUE GRAPHICAL PRESENTATION

LaBelle Marvin

PROJECT NO. 45149

DATE: 7 /25/ 19

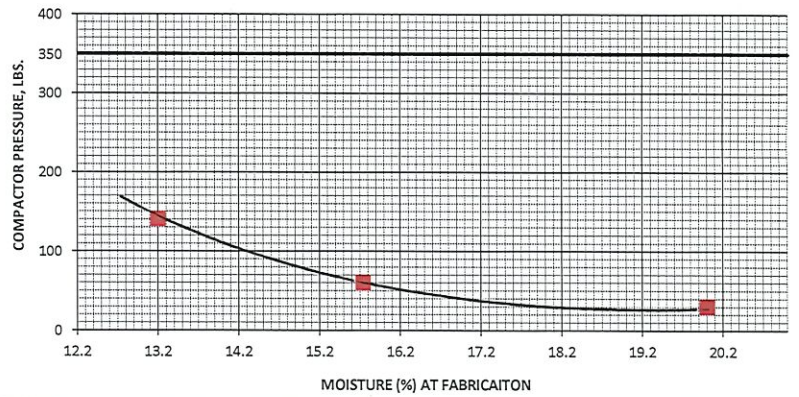
REMARKS:

BORING NO. KTP-3 @ 6'

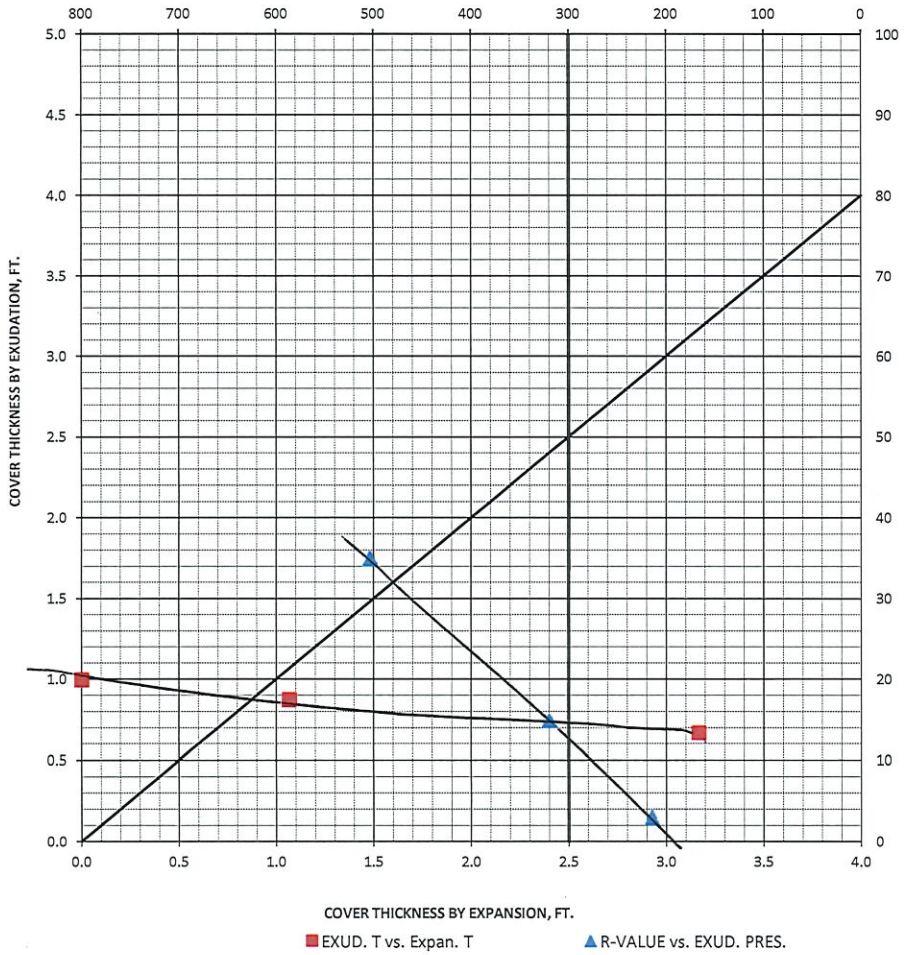
Jack Rabbit Trail, 7/8/19

P.N. 18060-01

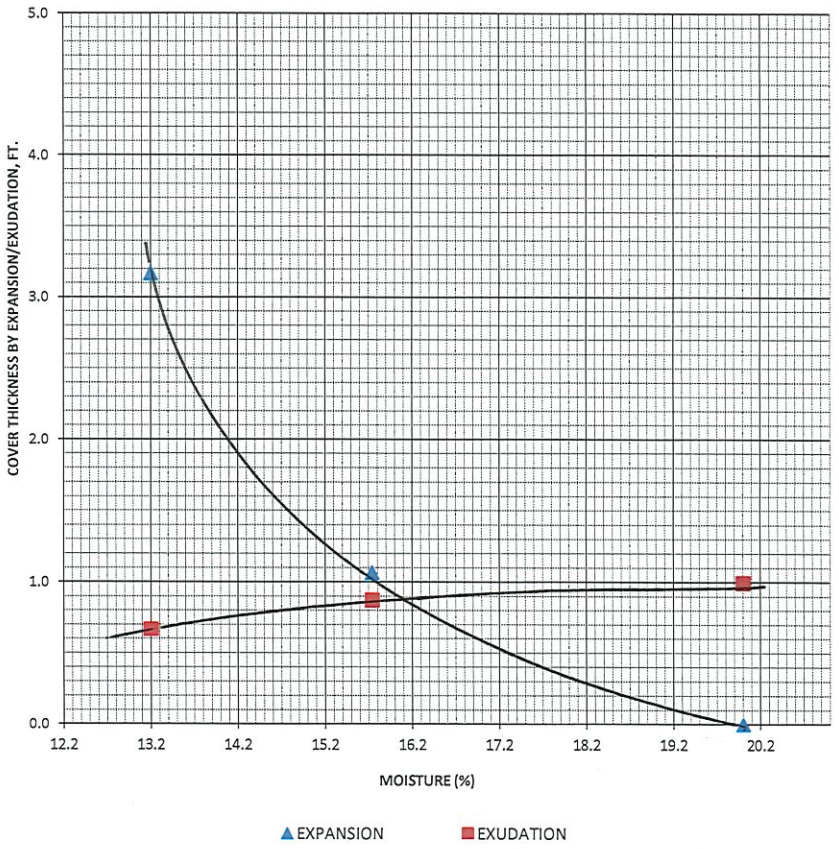
COMPACTOR PRESSURE vs MOISTURE %



COVER THICKNESS BY EXUDATION vs COVER THICKNESS BY EXPANSION



COVER THICKNESS vs MOISTURE %



JOB NAME :	JACK RABBIT TRAIL	JOB NUMBER:	18060-00
SAMPLE NUMBER :		TESTED BY :	RB
SAMPLE LOCATION :	B - 2 / KB - 6 @ 0' - 5'	DATE :	12-Jul-19
SAMPLE DESCRIPTIONS / CLASSIFICATION :	DK. BROWN CLAYEY SAND (SC)		

TEST STANDARD	ASTM D-698 - 00			**ASTM D 1557-02**		
METHOD	A	B	C	**A**	B	C
TRIAL NUMBER	1	2	3	4	5	
WATER ADDED (ML)	-100	-50	0	50		
WT. SOIL + MOLD (GMS)	3920	4074	4139	4095		
WT.OF MOLD (GMS)	1974	1974	1974	1974		
WT. OF WET SOIL (GMS)	1946	2100	2165	2121		
WET DENSITY (PCF)	128.7	138.9	143.2	140.3		
CAN NUMBER	R	M	N	S		
WET SOIL + TARE (GMS)	306.04	310.51	316.51	319.81		
DRY SOIL + TARE (GMS)	287.75	285.50	285.85	282.75		
TARE (GMS)	0.00	0.00	0.00	0.00		
DRY SOIL (GMS)	287.75	285.50	285.85	282.75		
WATER (GMS)	18.29	25.01	30.66	37.06		
MOISTURE CONTENT (%)	6.4	8.8	10.7	13.1		
DRY DENSITY (PCF)	121.0	127.7	129.3	124.0		

DIAMETER OF MOLD: 4 In.

VOLUME OF MOLD: 0.0333 Cu.Ft.

SCALPED ON SIEVE SIZE/NO.: #4

PERCENT RETAINED,(%) :

MAXIMUM DRY DENSITY: 129.5 Pcf.

OPT. MOIST. CONTENT : 10.5 %

FOR OVERSIZE CORRECTION (ASTM D4718):

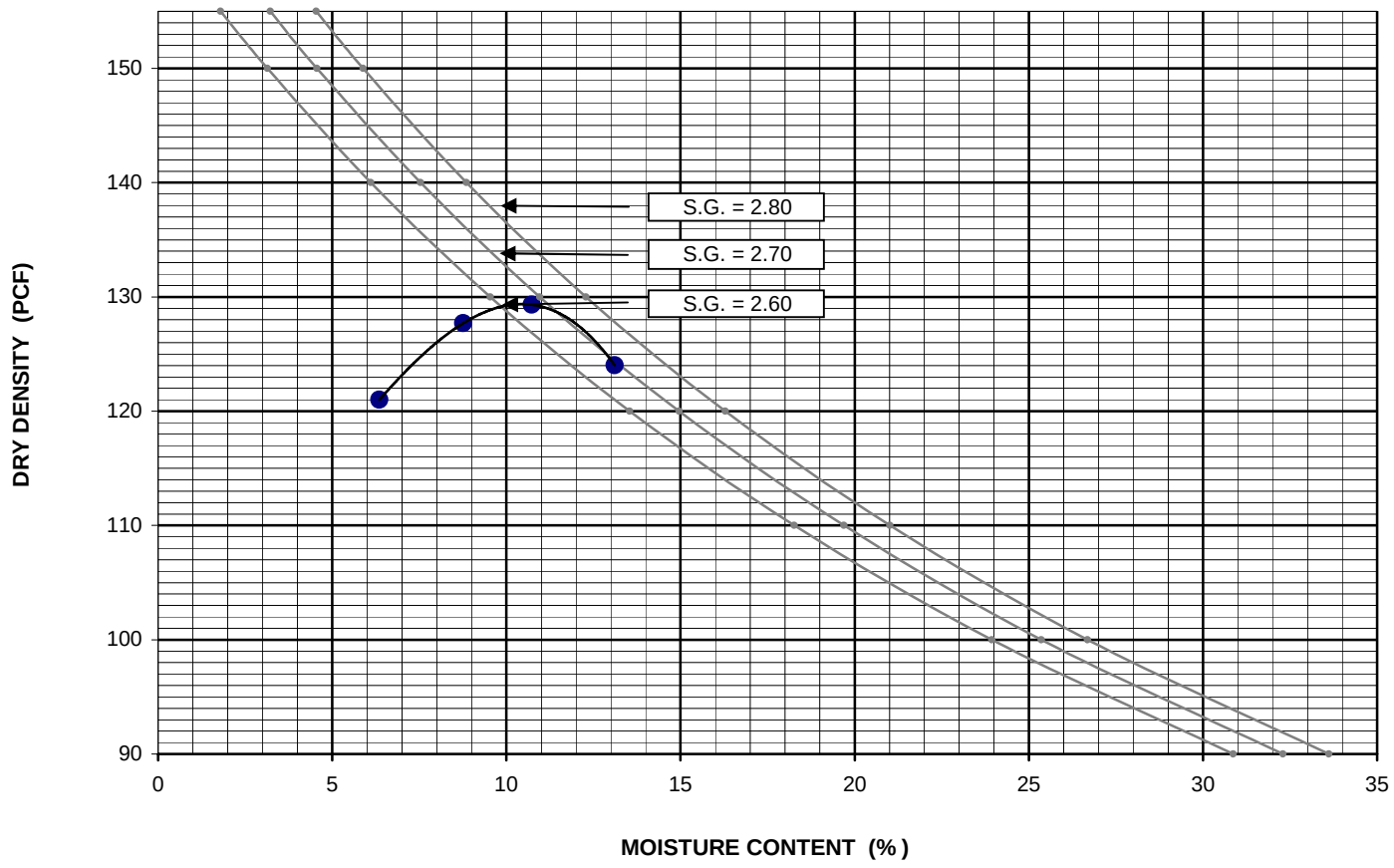
%,Finer Fraction = - % Moisture = -

%,Oversize Fraction = - Assumed Sp.Gr. 2.64

Corrected MDD of Total Materials,(PCF) = -

Corrected OMC of Total Materials, (%) = -

REMARKS :



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18008 Sky Park Circle, Suite 250
Irvine,Ca. 92614
Tel: (949)797-6241 Fax: (949)797-6260

MAXIMUM DENSITY TEST

JOB NAME :	JACK RABBIT TRAIL	JOB NUMBER:	18060-00
SAMPLE NUMBER :		TESTED BY :	RB
SAMPLE LOCATION :	B - 4 / KB - 4 @ 0' - 5'	DATE :	3-Jul-19
SAMPLE DESCRIPTIONS / CLASSIFICATION :	DK. BROWN CLAYEY SAND (SC)		

TEST STANDARD	ASTM D-698 - 00			**ASTM D 1557-02**		
METHOD	A	B	C	**A**	B	C
TRIAL NUMBER	1	2	3	4	5	
WATER ADDED (ML)	0	50	100	150		
WT. SOIL + MOLD (GMS)	4018	4119	4144	4090		
WT.OF MOLD (GMS)	1974	1974	1974	1974		
WT. OF WET SOIL (GMS)	2044	2145	2170	2116		
WET DENSITY (PCF)	135.2	141.9	143.5	139.9		
CAN NUMBER	M	N	S	R		
WET SOIL + TARE (GMS)	308.45	311.01	315.00	319.81		
DRY SOIL + TARE (GMS)	289.89	286.79	285.84	284.59		
TARE (GMS)	0.00	0.00	0.00	0.00		
DRY SOIL (GMS)	289.89	286.79	285.84	284.59		
WATER (GMS)	18.56	24.22	29.16	35.22		
MOISTURE CONTENT (%)	6.4	8.4	10.2	12.4		
DRY DENSITY (PCF)	127.1	130.8	130.2	124.5		

DIAMETER OF MOLD:	4	In.	
VOLUME OF MOLD:	0.0333	Cu.Ft.	
SCALPED ON SIEVE SIZE/NO.:	#4		
PERCENT RETAINED,(%) :	-		
MAXIMUM DRY DENSITY:	**131.0**	Pcf.	
OPT. MOIST. CONTENT :	**9.0**	%	

FOR OVERSIZE CORRECTION (ASTM D4718):

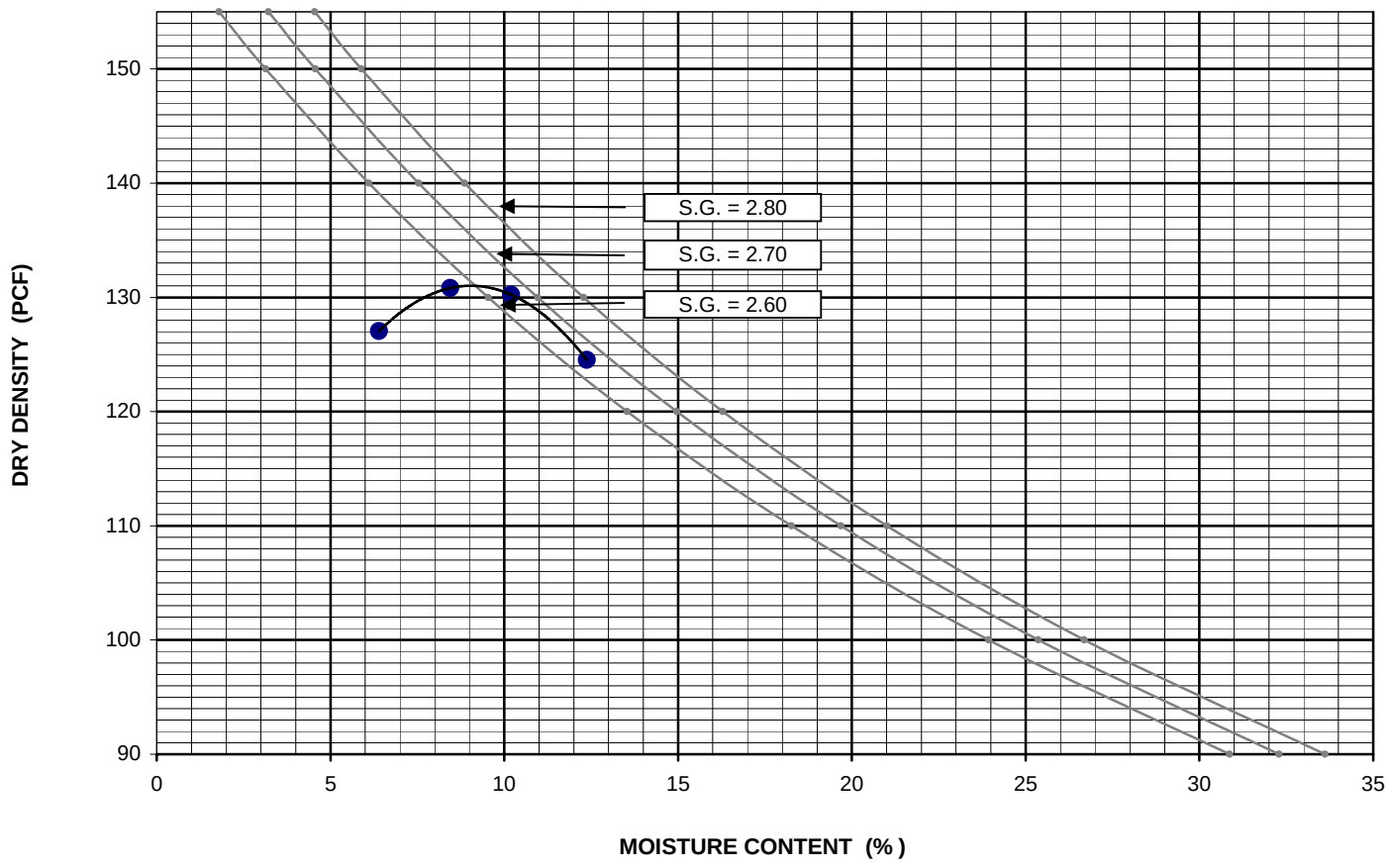
%,Finer Fraction = - % Moisture = -

%,Oversize Fraction = - Assumed Sp.Gr. 2.64

Corrected MDD of Total Materials,(PCF) = -

Corrected OMC of Total Materials, (%) = -

REMARKS :



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Tel: (949)797-6241 Fax: (949)797-6260

MAXIMUM DENSITY TEST

JOB NAME :	JACK RABBIT TRAIL	JOB NUMBER:	18060-01
SAMPLE NUMBER :		TESTED BY :	RB
SAMPLE LOCATION :	B - 5 / KB - 1 @ 0' - 5'	DATE :	18-Jul-19
SAMPLE DESCRIPTIONS / CLASSIFICATION :	DK. BROWN CLAYEY SAND (SC)		

TEST STANDARD	ASTM D-698 - 00			**ASTM D 1557-02**		
METHOD	A	B	C	**A**	B	C
TRIAL NUMBER	1	2	3	4	5	
WATER ADDED (ML)	-	0	50	100		
WT. SOIL + MOLD (GMS)	3999	4095	4123	4052		
WT.OF MOLD (GMS)	1974	1974	1974	1974		
WT. OF WET SOIL (GMS)	2025	2121	2149	2078		
WET DENSITY (PCF)	133.9	140.3	142.1	137.4		
CAN NUMBER		M	R	N		
WET SOIL + TARE (GMS)	308.74	316.16	318.83	322.53		
DRY SOIL + TARE (GMS)	287.02	288.70	286.42	284.41		
TARE (GMS)	0.00	0.00	0.00	0.00		
DRY SOIL (GMS)	287.02	288.70	286.42	284.41		
WATER (GMS)	21.72	27.46	32.41	38.12		
MOISTURE CONTENT (%)	7.6	9.5	11.3	13.4		
DRY DENSITY (PCF)	124.5	128.1	127.7	121.2		

DIAMETER OF MOLD:	4	In.	
VOLUME OF MOLD:	0.0333	Cu.Ft.	
SCALPED ON SIEVE SIZE/NO.:	#4		
PERCENT RETAINED,(%) :	-		
MAXIMUM DRY DENSITY:	**128.5**	Pcf.	
OPT. MOIST. CONTENT :	**10.5**	%	

FOR OVERSIZE CORRECTION (ASTM D4718):

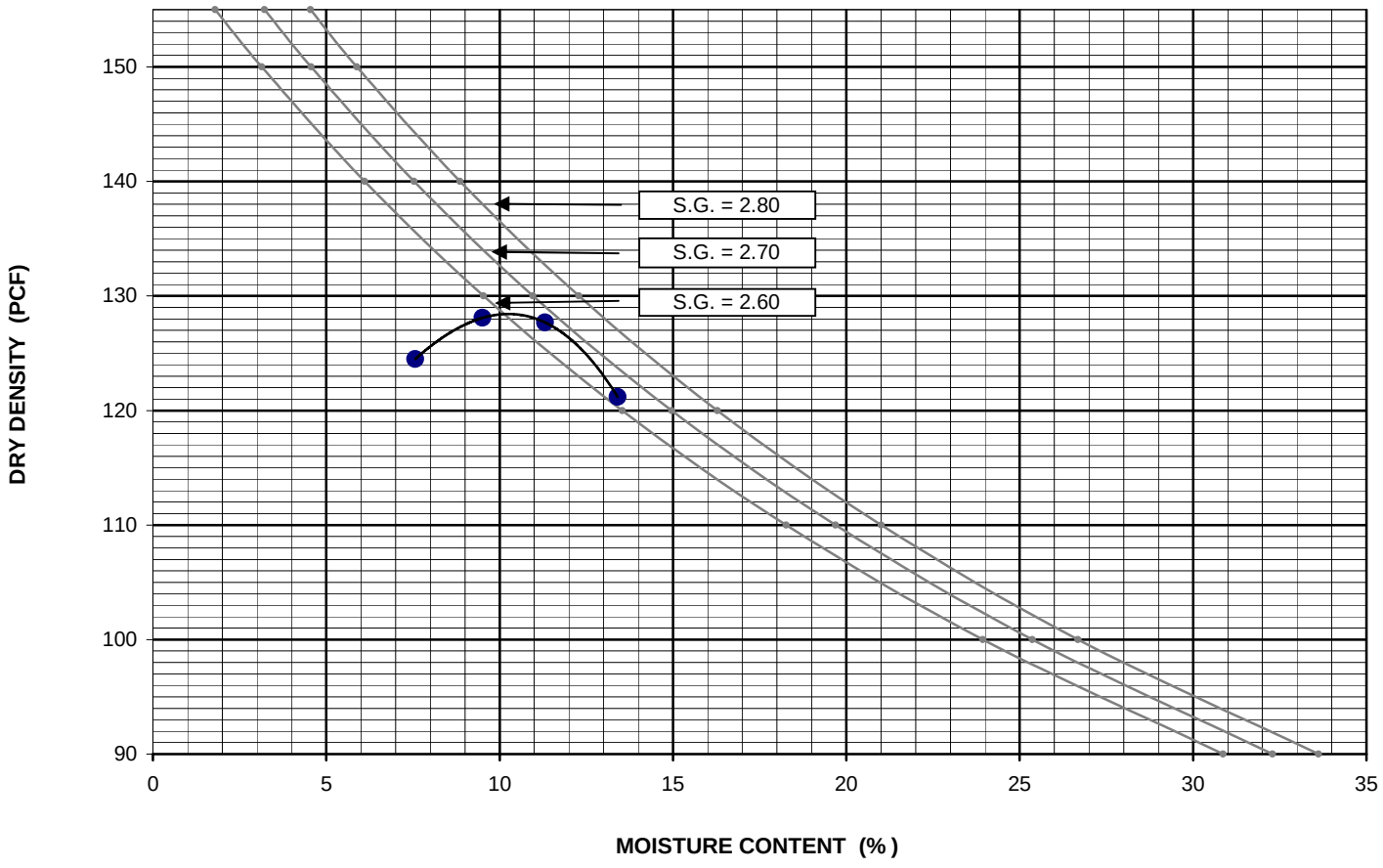
%,Finer Fraction = - % Moisture = -

%,Oversize Fraction = - Assumed Sp.Gr. 2.64

Corrected MDD of Total Materials,(PCF) = -

Corrected OMC of Total Materials, (%) = -

REMARKS :



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Irvine,Ca. 92614
Tel: (949)797-6241 Fax: (949)797-6260

MAXIMUM DENSITY TEST

JOB NAME :	JACK RABBIT TRAIL	JOB NUMBER:	18060-01
SAMPLE NUMBER :		TESTED BY :	RB
SAMPLE LOCATION :	B - 7 / KB - 9 @ 0' - 5'	DATE :	19-Jul-19
SAMPLE DESCRIPTIONS / CLASSIFICATION :	DK. BROWN CLAYEY SAND (SC)		

TEST STANDARD	ASTM D-698 - 00			**ASTM D 1557-02**		
METHOD	A	B	C	**A**	B	C
TRIAL NUMBER	1	2	3	4	5	
WATER ADDED (ML)	-	0	50	100		
WT. SOIL + MOLD (GMS)	3967	4054	4143	4116		
WT.OF MOLD (GMS)	1974	1974	1974	1974		
WT. OF WET SOIL (GMS)	1993	2080	2169	2142		
WET DENSITY (PCF)	131.8	137.6	143.5	141.7		
CAN NUMBER	N	M	R	S		
WET SOIL + TARE (GMS)	307.32	310.19	313.99	318.89		
DRY SOIL + TARE (GMS)	290.52	289.04	287.39	286.34		
TARE (GMS)	0.00	0.00	0.00	0.00		
DRY SOIL (GMS)	290.52	289.04	287.39	286.34		
WATER (GMS)	16.80	21.15	26.60	32.55		
MOISTURE CONTENT (%)	5.8	7.3	9.3	11.4		
DRY DENSITY (PCF)	124.6	128.2	131.3	127.2		

DIAMETER OF MOLD:	4	In.
VOLUME OF MOLD:	0.0333	Cu.Ft.
SCALPED ON SIEVE SIZE/NO.:	#4	
PERCENT RETAINED,(%) :	5.9	
MAXIMUM DRY DENSITY:	**131.5**	Pcf.
OPT. MOIST. CONTENT :	**9.5**	%

FOR OVERSIZE CORRECTION (ASTM D4718):

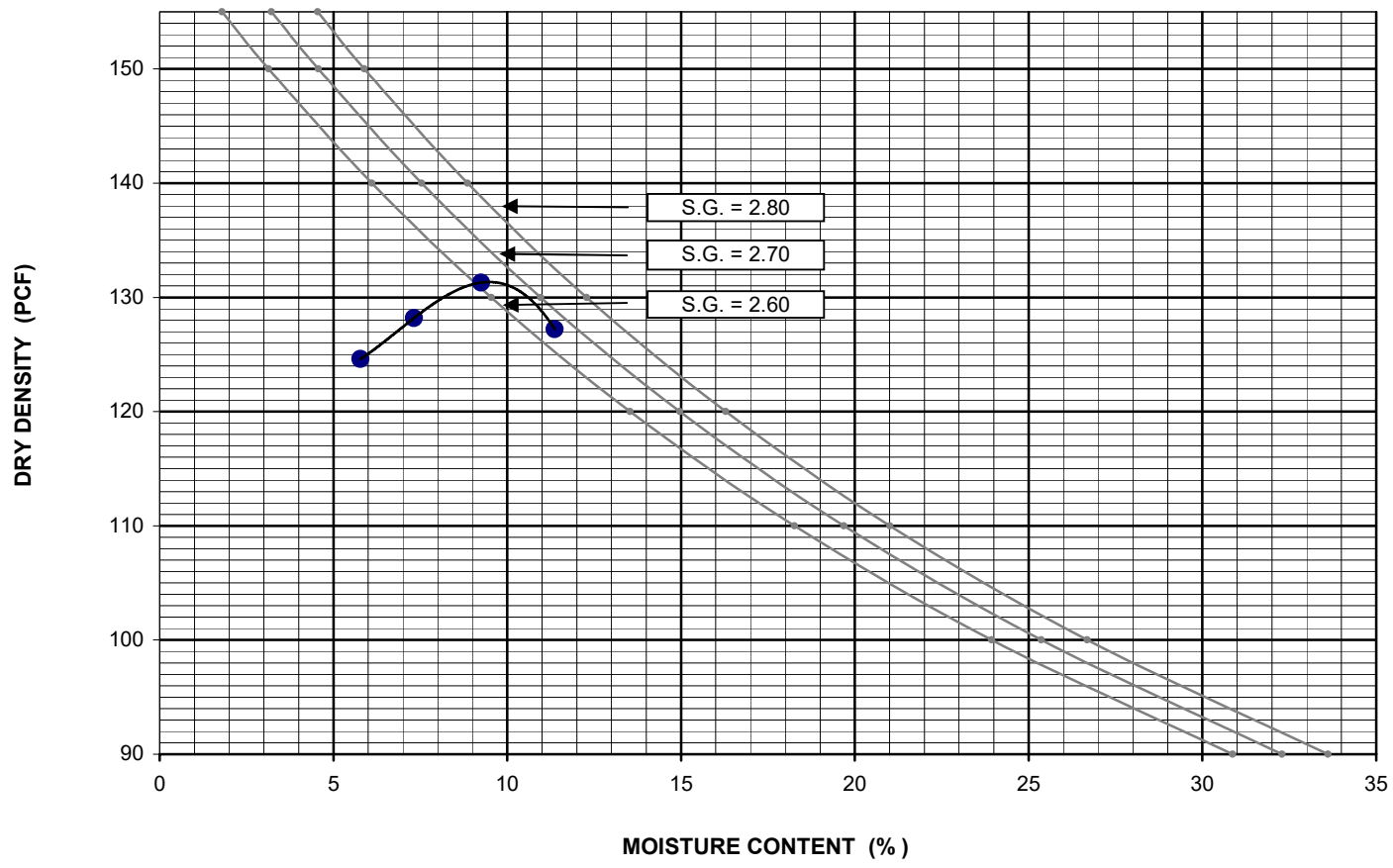
%,Finer Fraction = - % Moisture = -

%,Oversize Fraction = - Assumed Sp.Gr. 2.64

Corrected MDD of Total Materials,(PCF) = -

Corrected OMC of Total Materials, (%) = -

REMARKS :



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MAXIMUM DENSITY TEST

JOB NAME :	JACK RABBIT TRAIL	JOB NUMBER:	18060-01
SAMPLE NUMBER :		TESTED BY :	RB
SAMPLE LOCATION :	B - 13 / KTP - 7 @ 4' - 6'	DATE :	26-Jul-19
SAMPLE DESCRIPTIONS / CLASSIFICATION :	LT. BROWN SILTY FINE SAND (SM)		

TEST STANDARD	ASTM D-698 - 00			**ASTM D 1557-02**		
METHOD	A	B	C	**A**	B	C
TRIAL NUMBER	1	2	3	4	5	
WATER ADDED (ML)	50	100	150	200		
WT. SOIL + MOLD (GMS)	3899	3967	4019	4012		
WT.OF MOLD (GMS)	1974	1974	1974	1974		
WT. OF WET SOIL (GMS)	1925	1993	2045	2038		
WET DENSITY (PCF)	127.3	131.8	135.3	134.8		
CAN NUMBER	R	S	N	M		
WET SOIL + TARE (GMS)	311.18	315.68	321.64	325.12		
DRY SOIL + TARE (GMS)	288.26	286.01	286.23	284.16		
TARE (GMS)	0.00	0.00	0.00	0.00		
DRY SOIL (GMS)	288.26	286.01	286.23	284.16		
WATER (GMS)	22.92	29.67	35.41	40.96		
MOISTURE CONTENT (%)	8.0	10.4	12.4	14.4		
DRY DENSITY (PCF)	117.9	119.4	120.4	117.8		

DIAMETER OF MOLD:	4	In.
VOLUME OF MOLD:	0.0333	Cu.Ft.
SCALPED ON SIEVE SIZE/NO.:	#4	
PERCENT RETAINED,(%) :		
MAXIMUM DRY DENSITY:	**120.5**	Pcf.
OPT. MOIST. CONTENT :	**12.5**	%

FOR OVERSIZE CORRECTION (ASTM D4718):

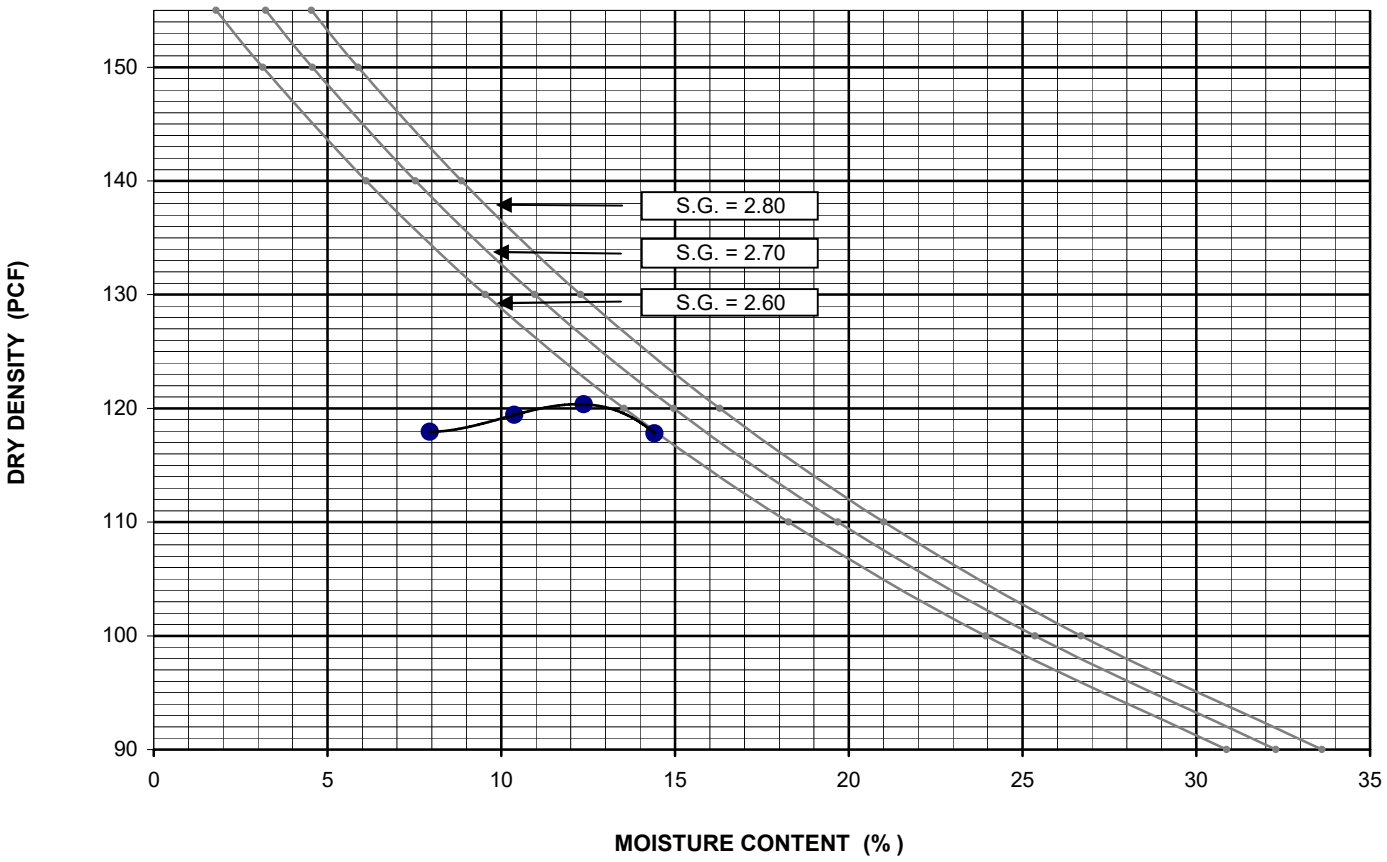
%,Finer Fraction = - % Moisture = -

%,Oversize Fraction = - Assumed Sp.Gr. 2.64

Corrected MDD of Total Materials,(PCF) = -

Corrected OMC of Total Materials, (%) = -

REMARKS :



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MAXIMUM DENSITY TEST

JOB NAME :	JACK RABBIT TRAIL	JOB NUMBER:	18060-01
SAMPLE NUMBER :		TESTED BY :	RB
SAMPLE LOCATION :	KTP - 3 / B - 11 @ 6'	DATE :	22-Jul-19
SAMPLE DESCRIPTIONS / CLASSIFICATION :	REDDISH BROWN SANDY CLAY (CL)		

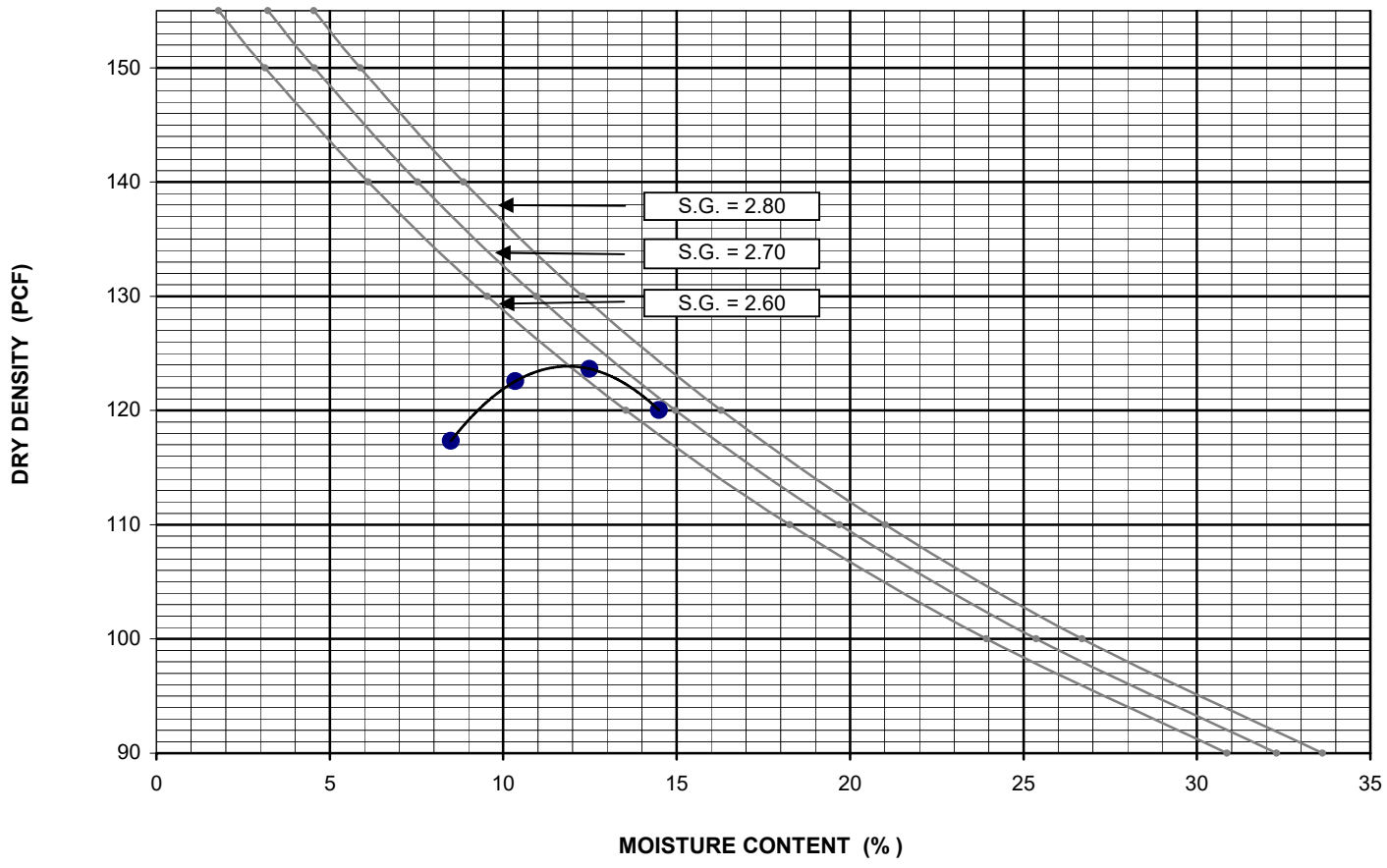
TEST STANDARD	ASTM D-698 - 00			**ASTM D 1557-02**		
METHOD	A	B	C	**A**	B	C
TRIAL NUMBER	1	2	3	4	5	
WATER ADDED (ML)	-	0	50	100		
WT. SOIL + MOLD (GMS)	3899	4019	4077	4052		
WT.OF MOLD (GMS)	1974	1974	1974	1974		
WT. OF WET SOIL (GMS)	1925	2045	2103	2078		
WET DENSITY (PCF)	127.3	135.3	139.1	137.4		
CAN NUMBER	N	S	R	M		
WET SOIL + TARE (GMS)	307.52	315.56	320.22	323.81		
DRY SOIL + TARE (GMS)	283.44	285.96	284.67	282.83		
TARE (GMS)	0.00	0.00	0.00	0.00		
DRY SOIL (GMS)	283.44	285.96	284.67	282.83		
WATER (GMS)	24.08	29.60	35.55	40.98		
MOISTURE CONTENT (%)	8.5	10.4	12.5	14.5		
DRY DENSITY (PCF)	117.3	122.6	123.6	120.0		

DIAMETER OF MOLD:	4	In.	
VOLUME OF MOLD:	0.0333	Cu.Ft.	
SCALPED ON SIEVE SIZE/NO.:	#4		
PERCENT RETAINED,(%) :	-		
MAXIMUM DRY DENSITY:	**124.0**	Pcf.	
OPT. MOIST. CONTENT :	**12.0**	%	

FOR OVERSIZE CORRECTION (ASTM D4718):

%,Finer Fraction =	-	% Moisture =	-
%,Oversize Fraction =	-	Assumed Sp.Gr.	2.64
Corrected MDD of Total Materials,(PCF) =			-
Corrected OMC of Total Materials, (%) =			-

REMARKS :



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Irvine,Ca. 92614
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MAXIMUM DENSITY TEST

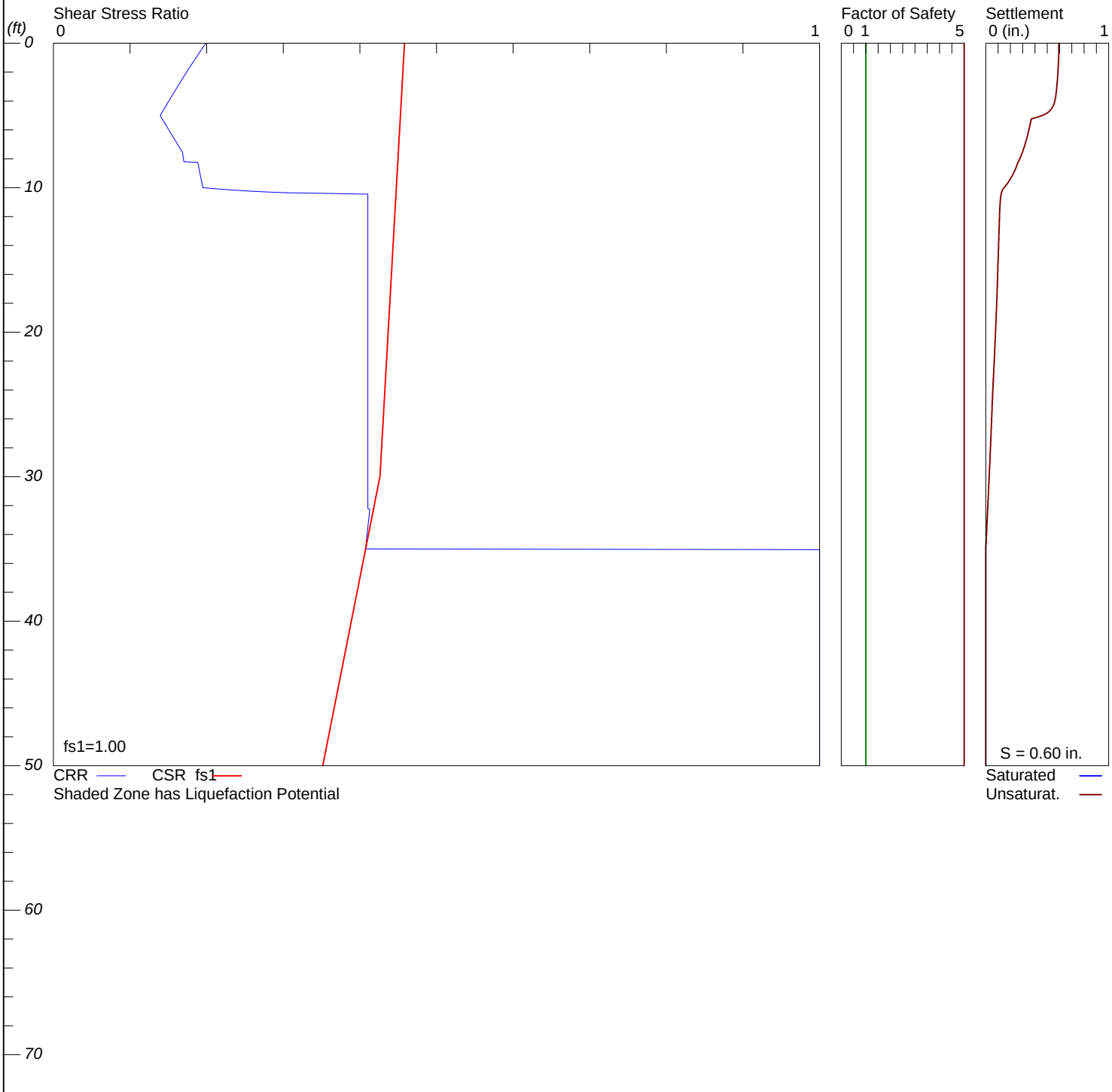
APPENDIX D

SEISMIC SETTLEMENT/LIQUEFACTION ANALYSIS

18060-00

Hole No.=KB-1 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g

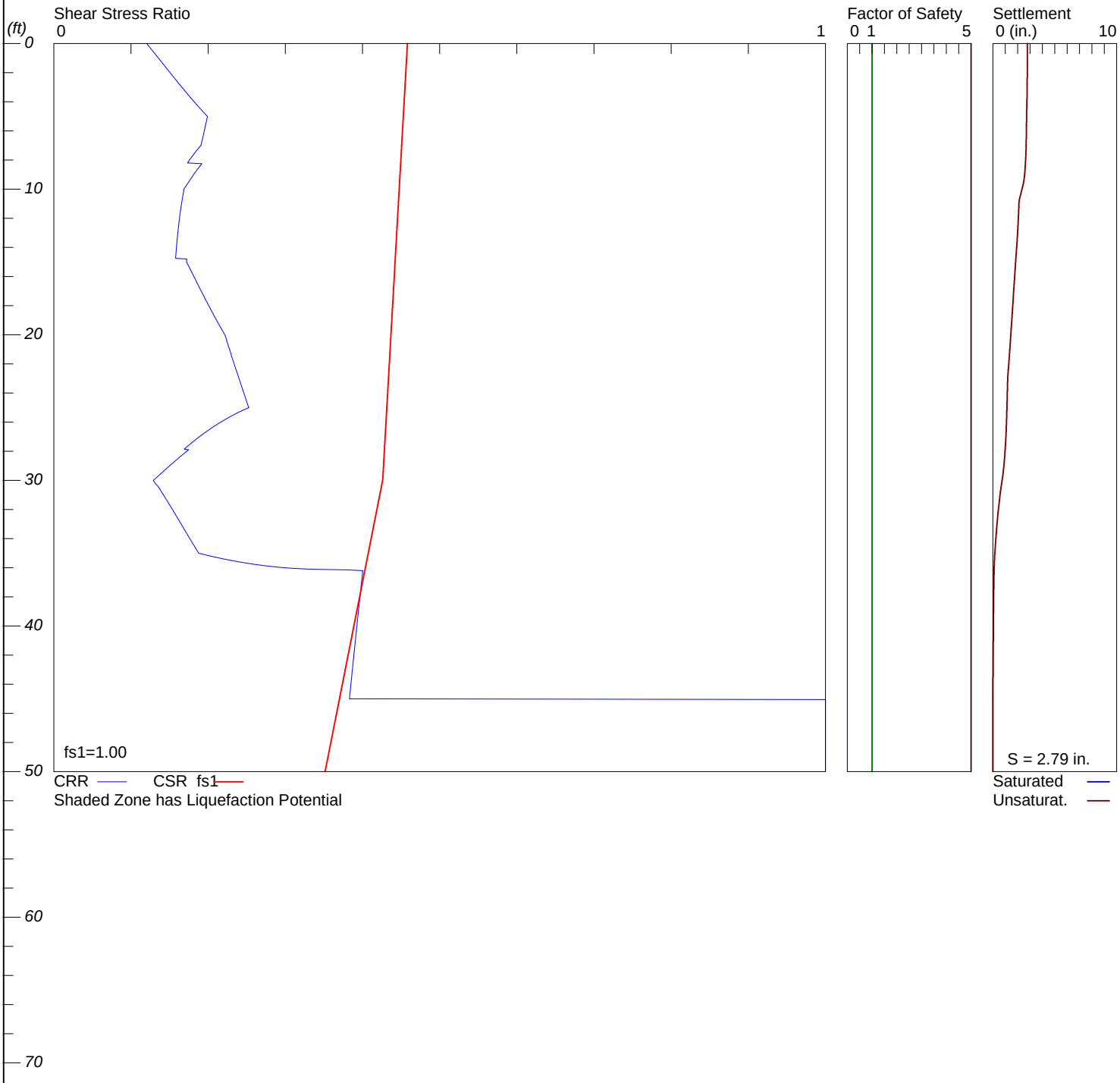


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18060-00

Hole No.=KB-2 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g

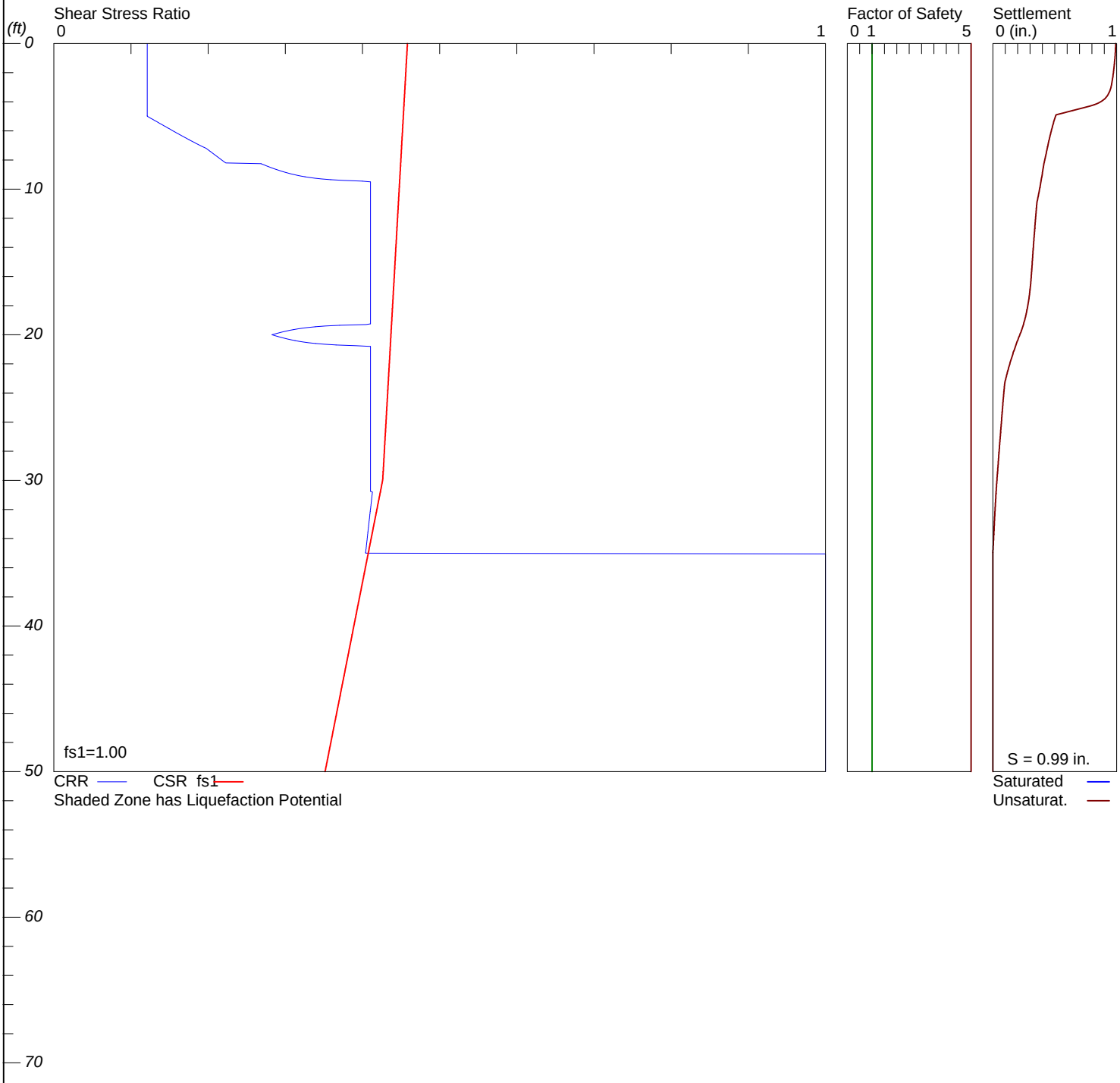


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18060-00

Hole No.=KB-3 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g

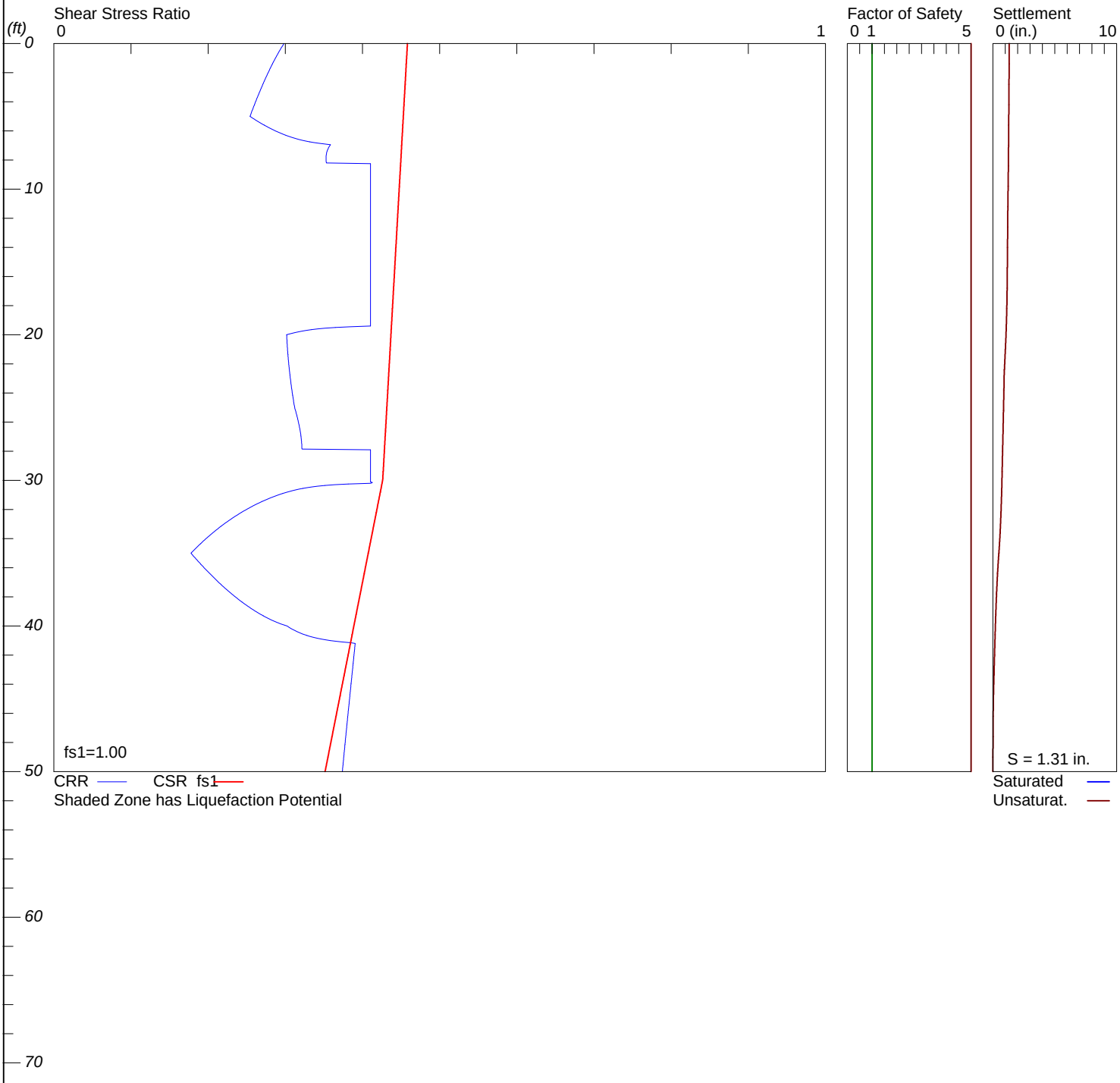


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18060-00

Hole No.=KB-4 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g

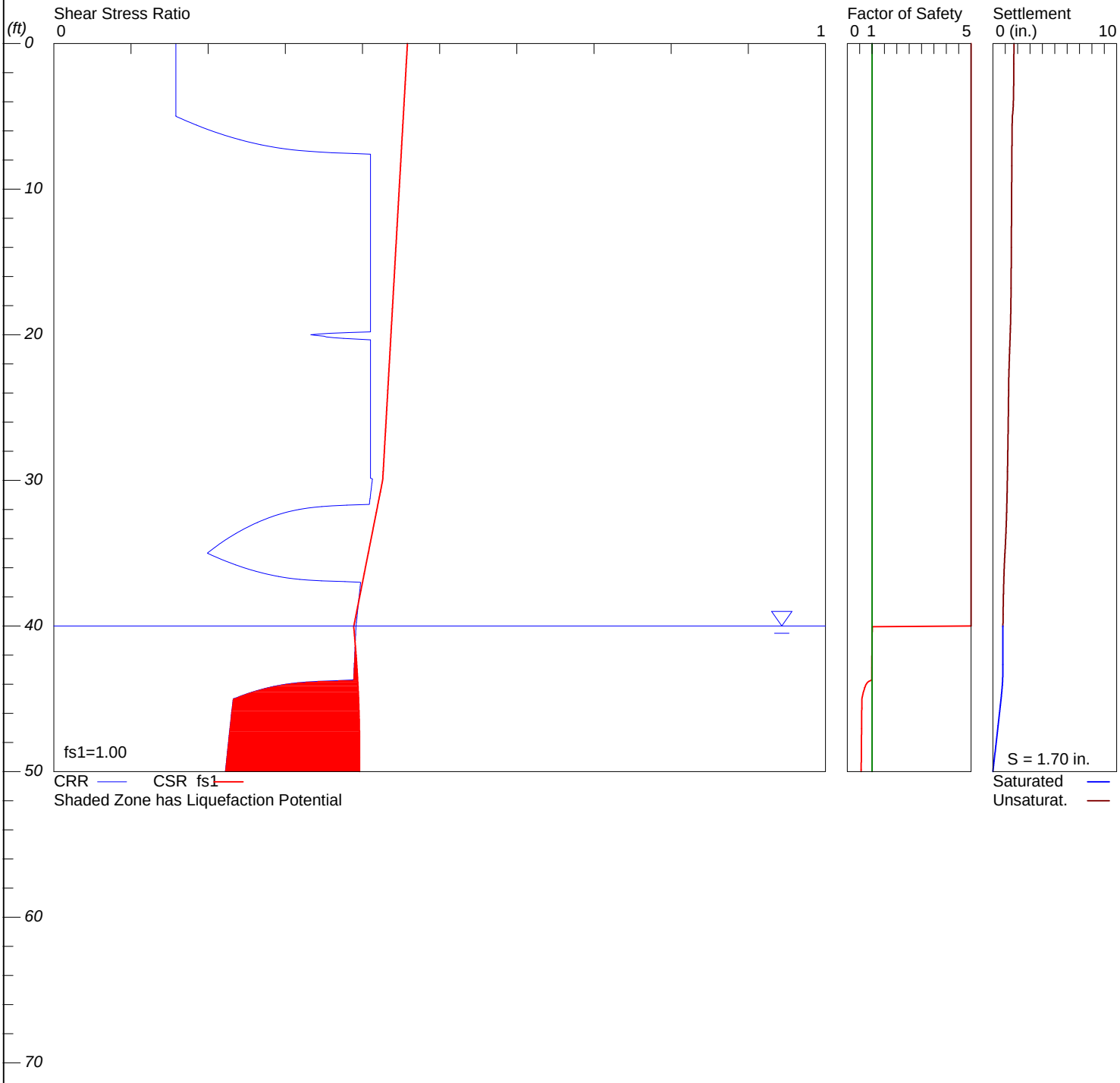


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18060-00

Hole No.=KB-5 Water Depth=40 ft

Magnitude=8.1
Acceleration=0.705g

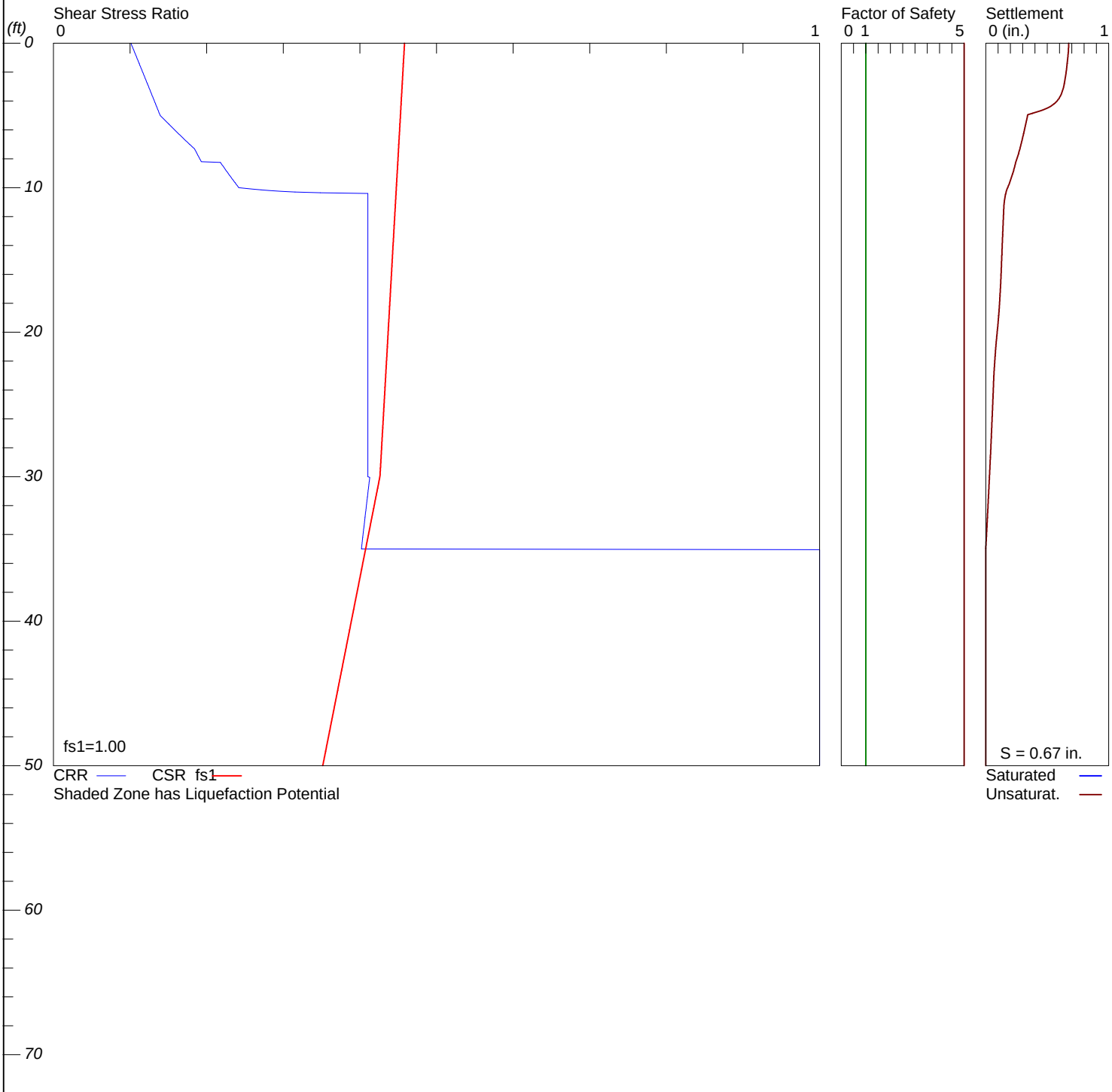


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18060-00

Hole No.=KB-6 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g



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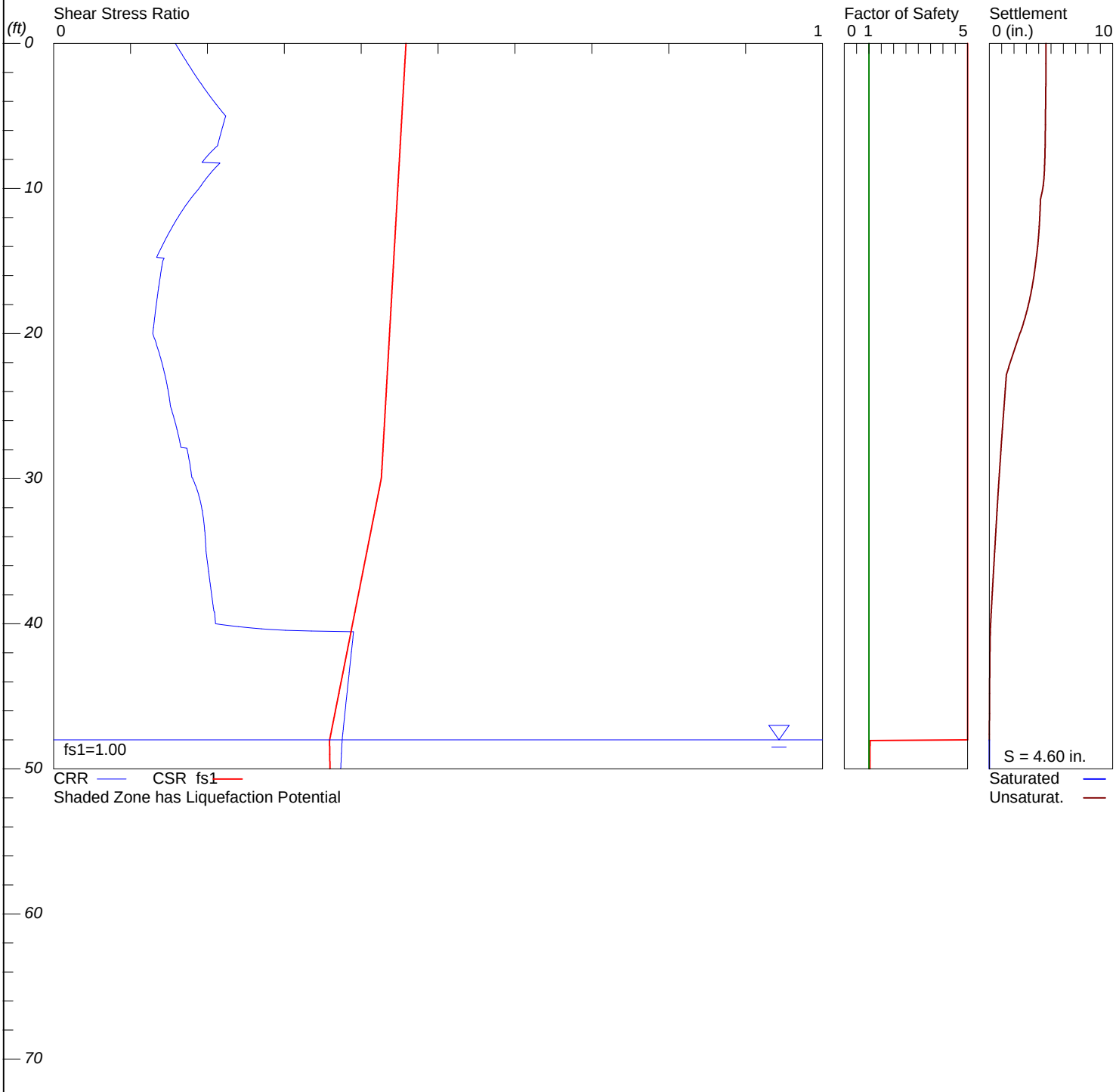
Jack Rabbit Trail

Plate A-1

18060-00

Hole No.=KB-7 Water Depth=48 ft

Magnitude=8.1
Acceleration=0.705g

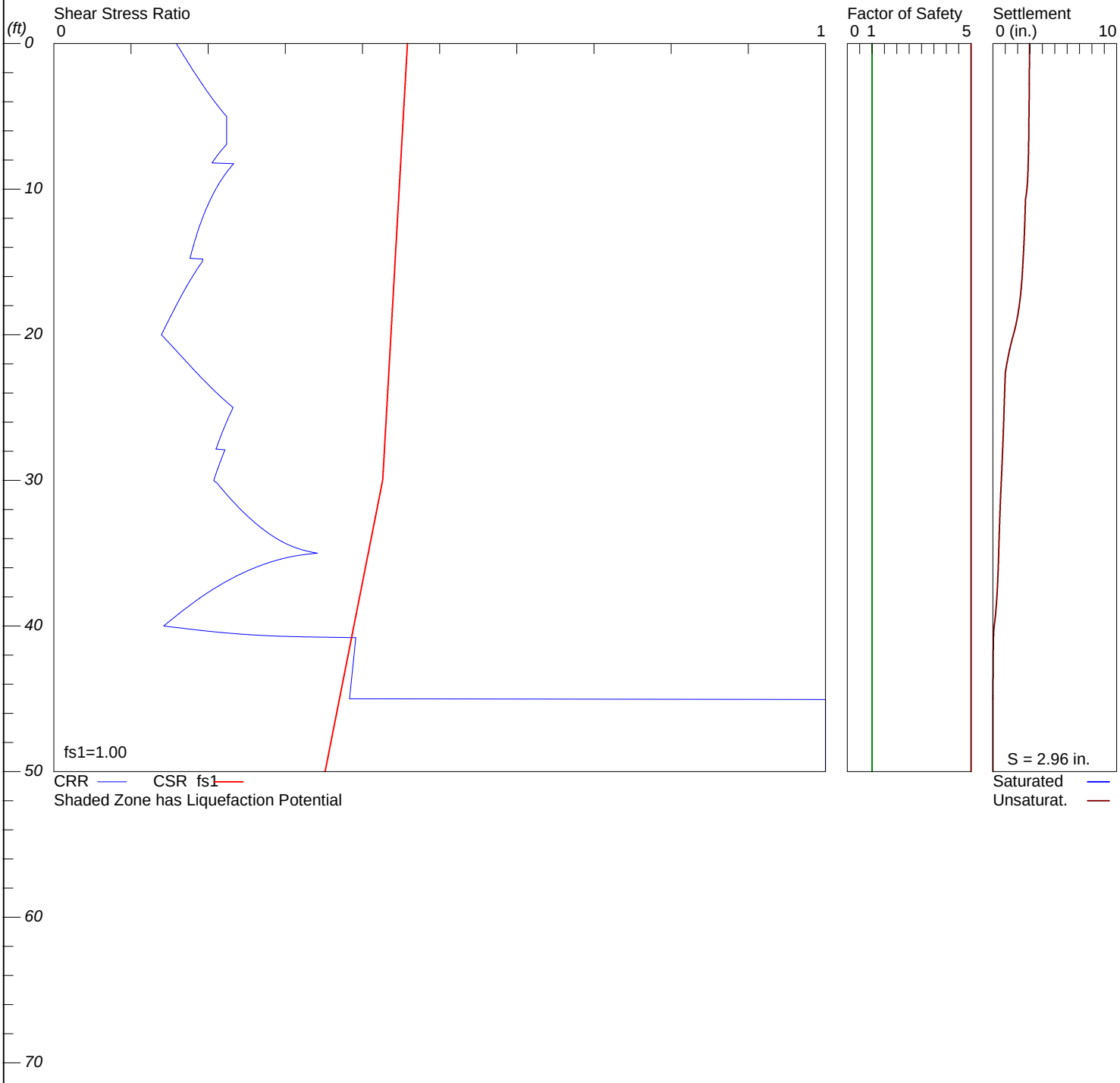


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18060-00

Hole No.=KB-8 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g

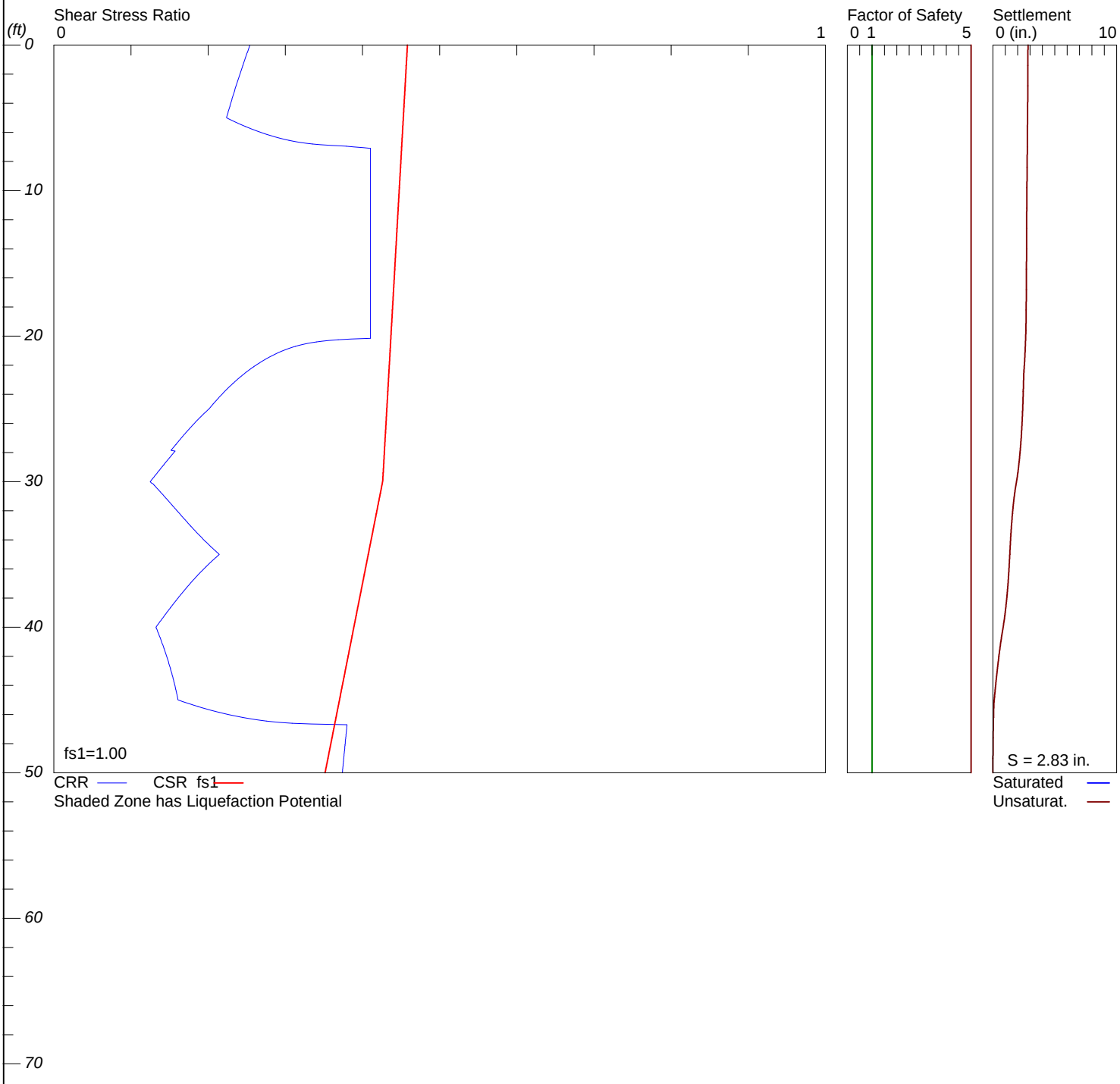


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18060-00

Hole No.=KB-9 Water Depth=100 ft

Magnitude=8.1
Acceleration=0.705g

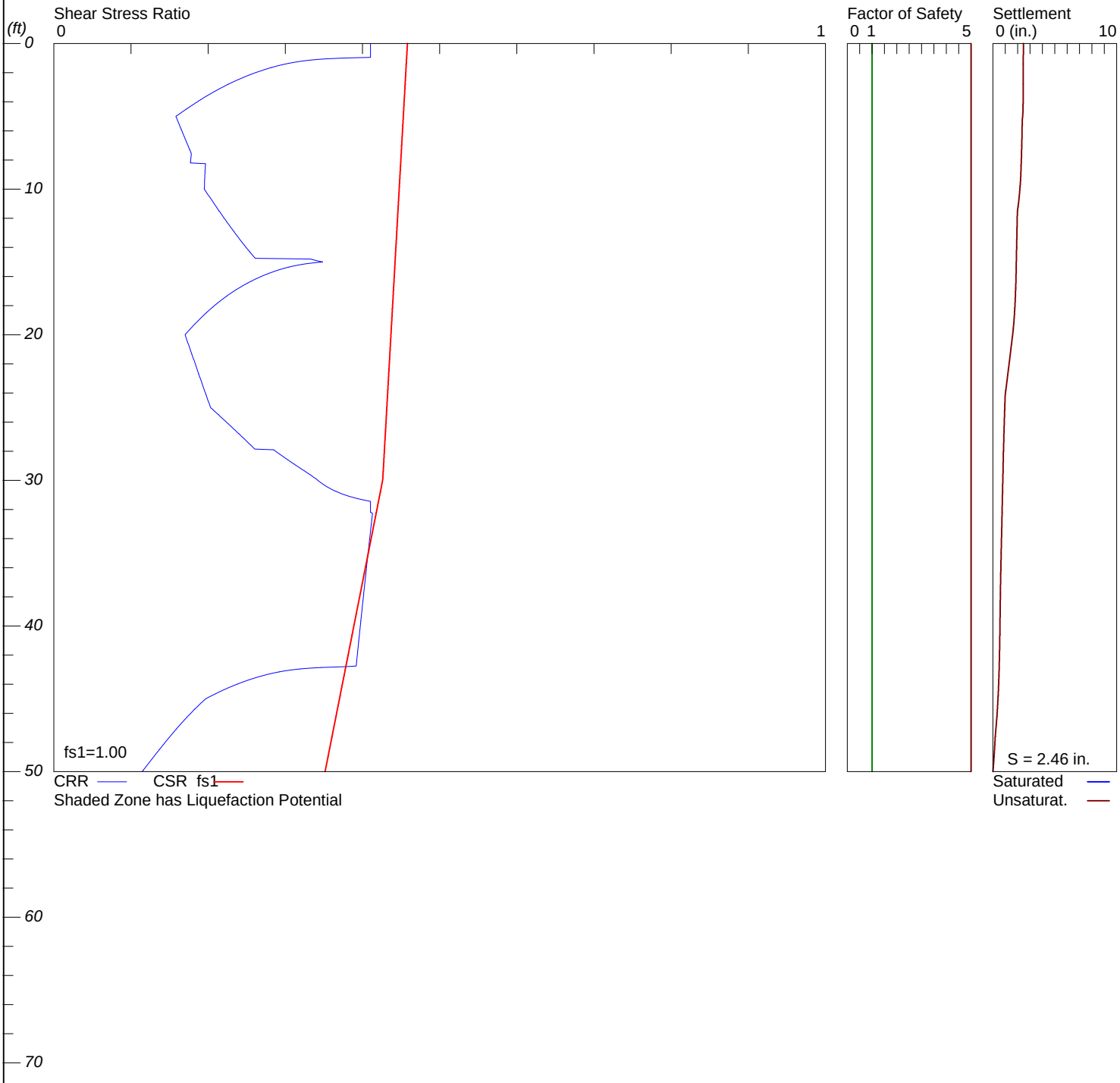


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18060-00

Hole No.=KB-10 Water Depth=100 ft

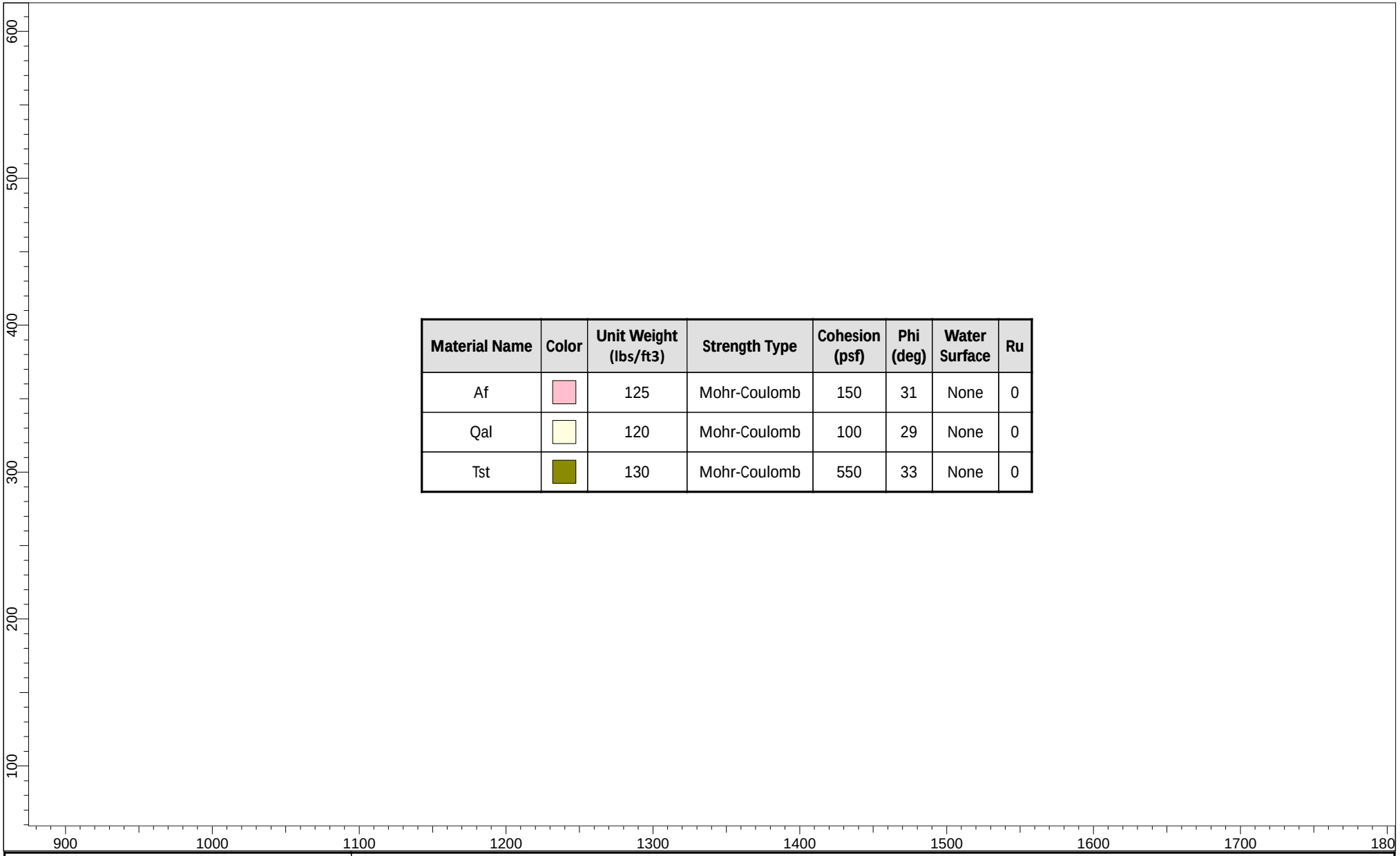
Magnitude=8.1
Acceleration=0.705g



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APPENDIX E

SLOPE STABILITY ANALYSIS

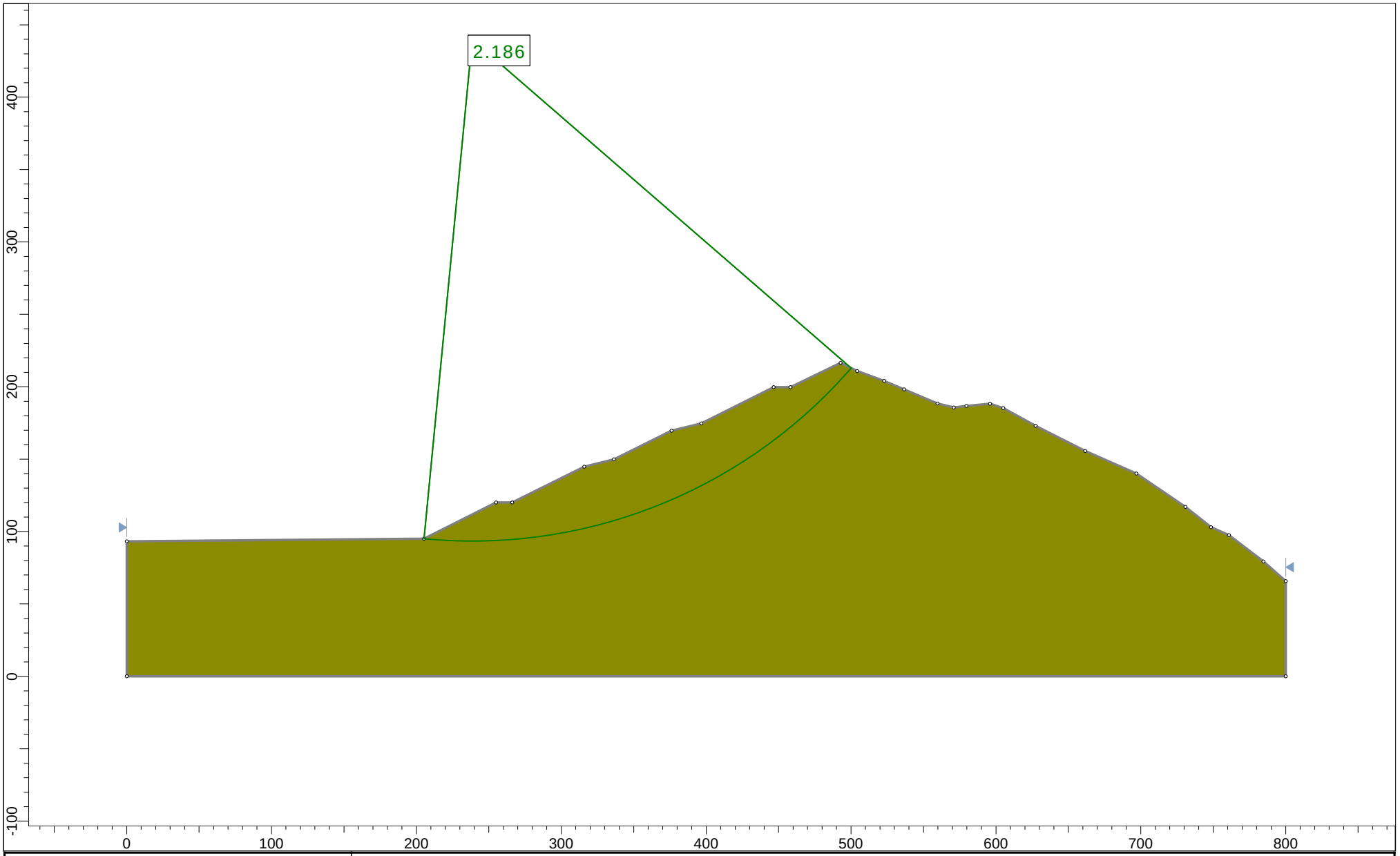


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Water Surface	Ru
Af		125	Mohr-Coulomb	150	31	None	0
Qal		120	Mohr-Coulomb	100	29	None	0
Tst		130	Mohr-Coulomb	550	33	None	0

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SLIDEINTERPRET 8.016

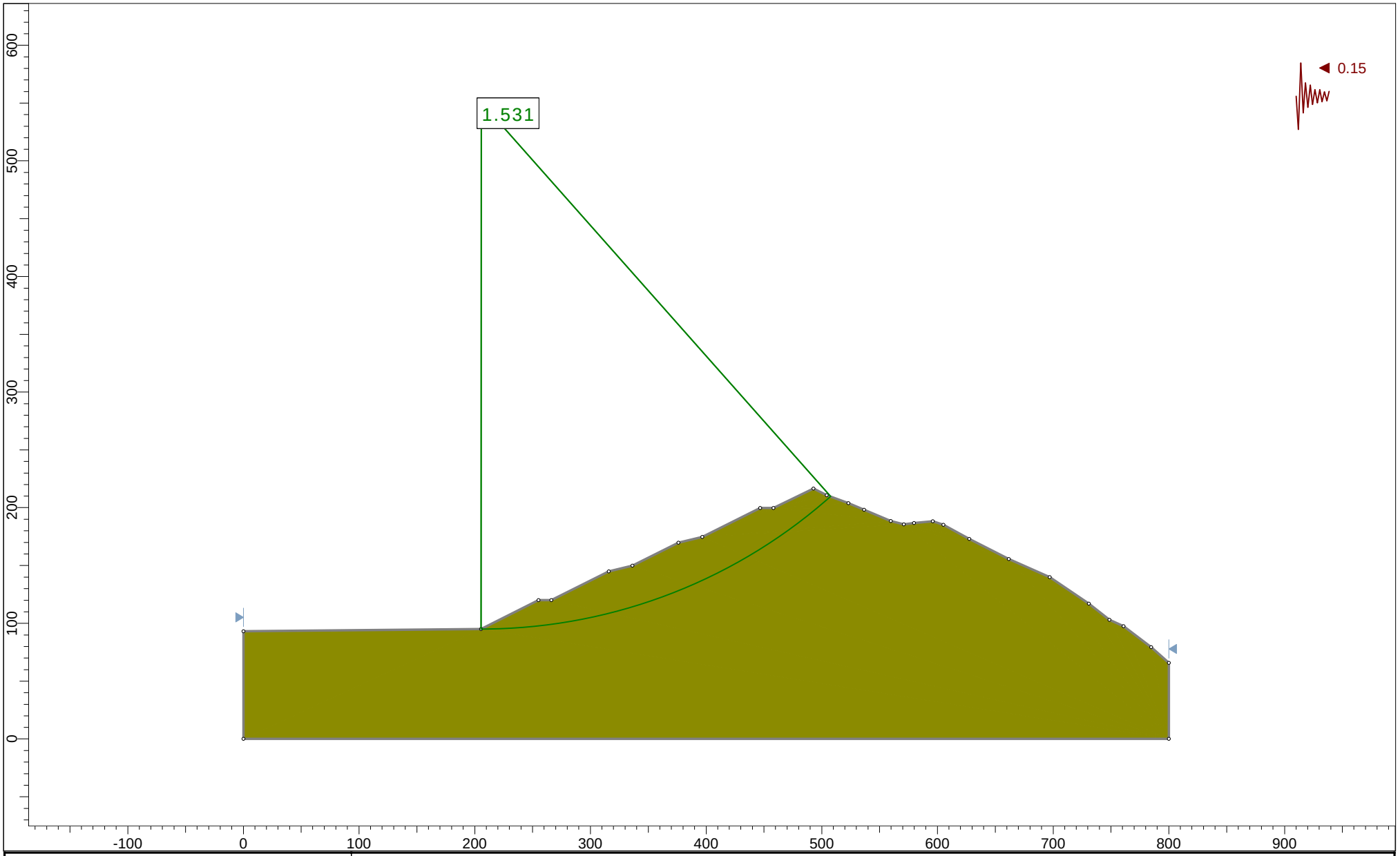
Project	18060-00 Jack Rabbit Trail
Analysis Description	
Drawn By CJO	*Project Number* 18060-00
Date 8/16/2019	*Figure*



KCG KLING Consulting Group, Inc.

Project	18060-00 Jack Rabbit Trail		
Analysis Description	Cross Section A-A' Static		
Drawn By	CJO	*Project Number*	18060-00
Date	8/16/2019	*Figure*	

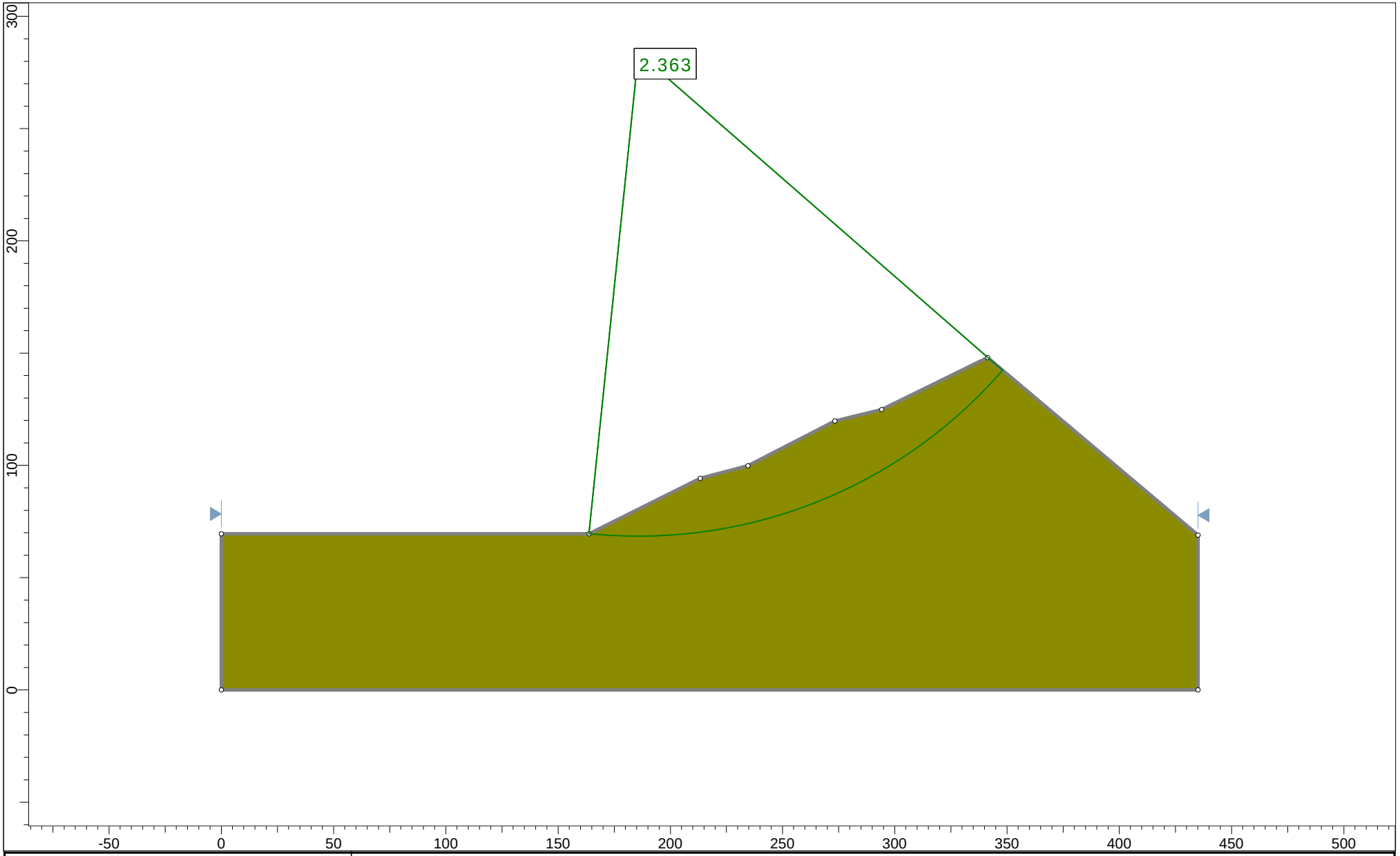
SLIDEINTERPRET 8.016



KCG KLING Consulting Group, Inc.

Project	18060-00 Jack Rabbit Trail		
Analysis Description	Cross Section A-A' Puesdo Static		
Drawn By	CJO	*Project Number*	18060-00
Date	8/16/2019	*Figure*	

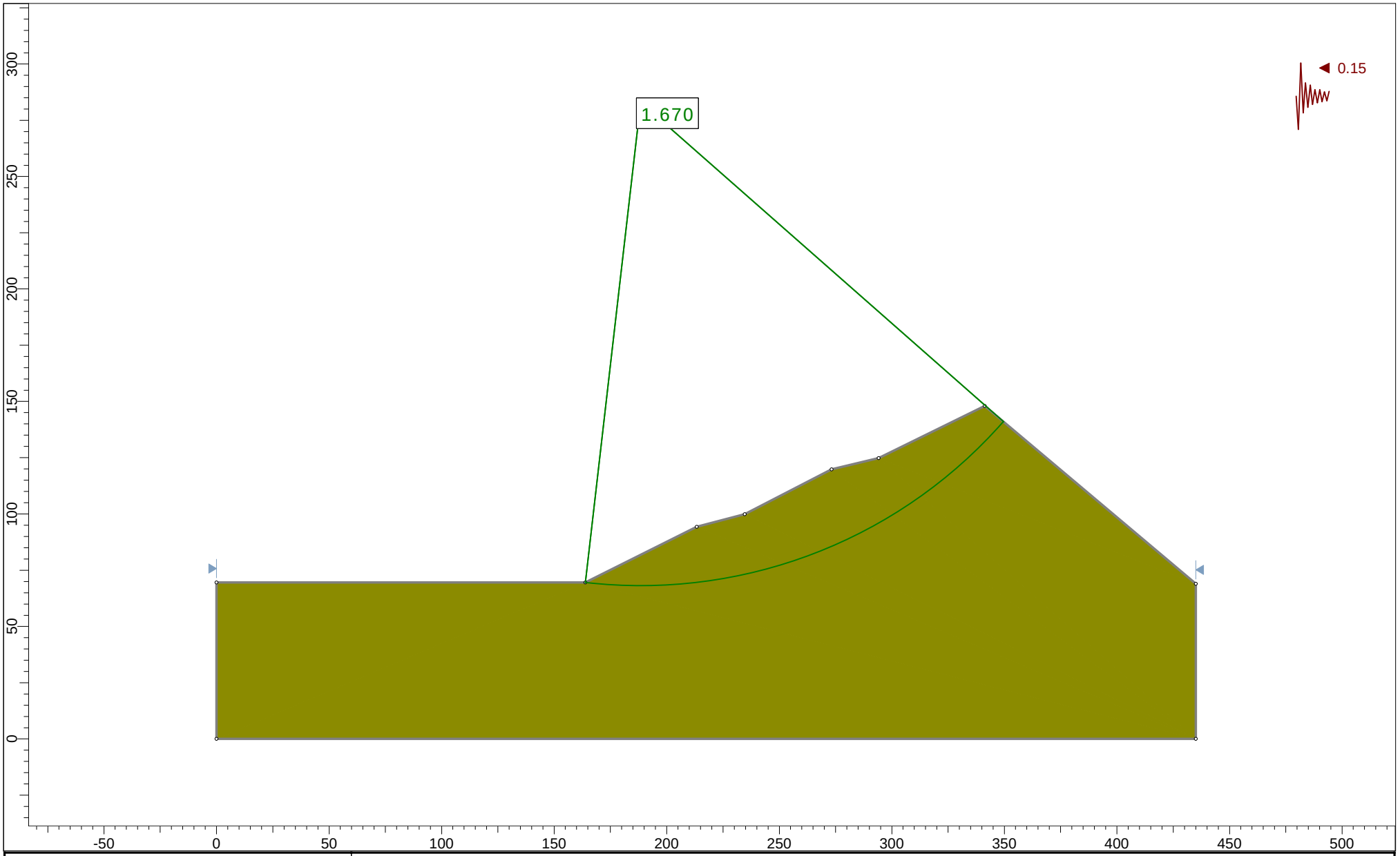
SLIDEINTERPRET 8.016



KCG KLING Consulting Group, Inc.

SLIDEINTERPRET 8.016

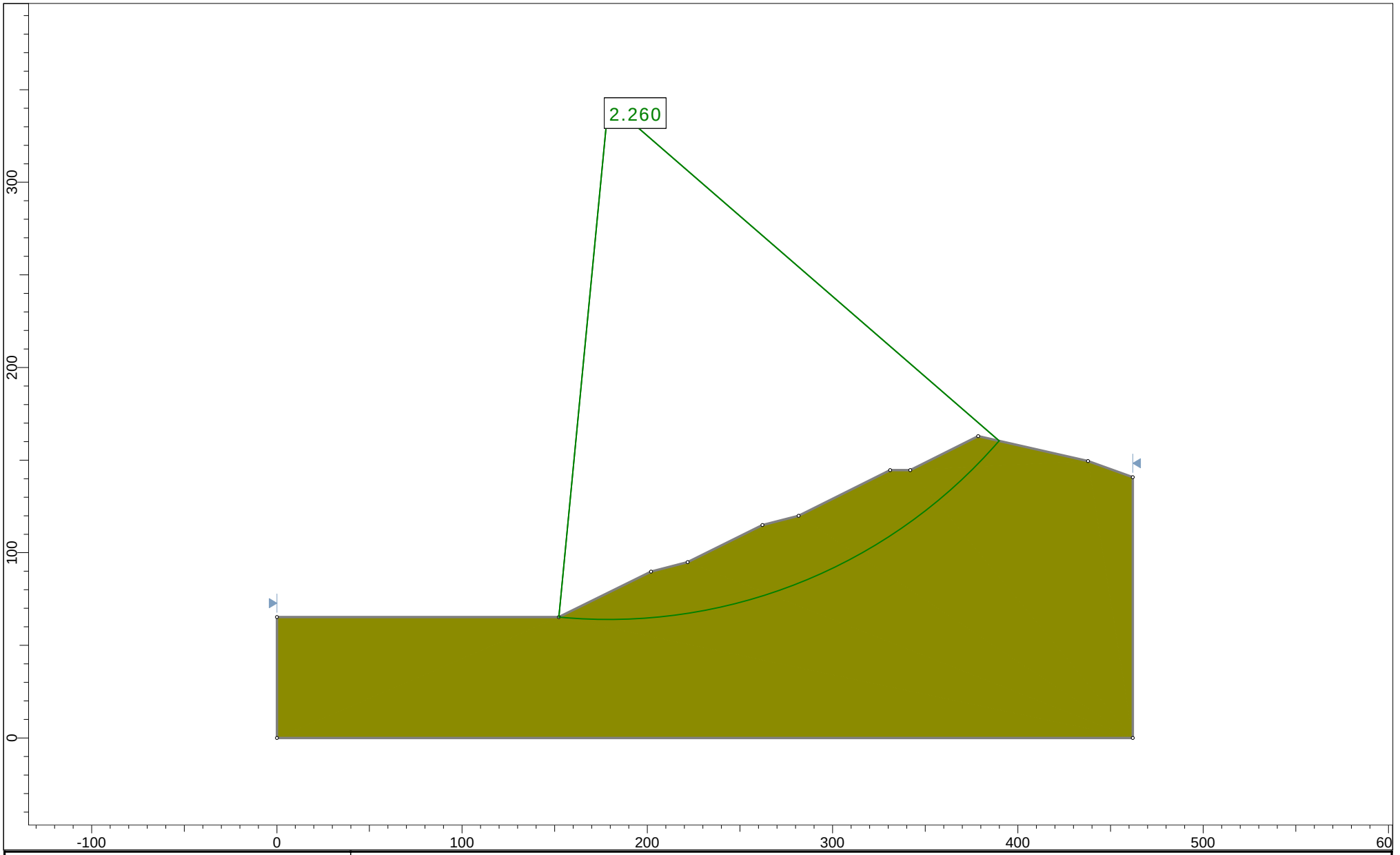
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Analysis Description	Cross Section B-B' Static	
Drawn By	CJO	*Project Number* 18060-00
Date	8/16/2019	*Figure*



KCG KLING Consulting Group, Inc.

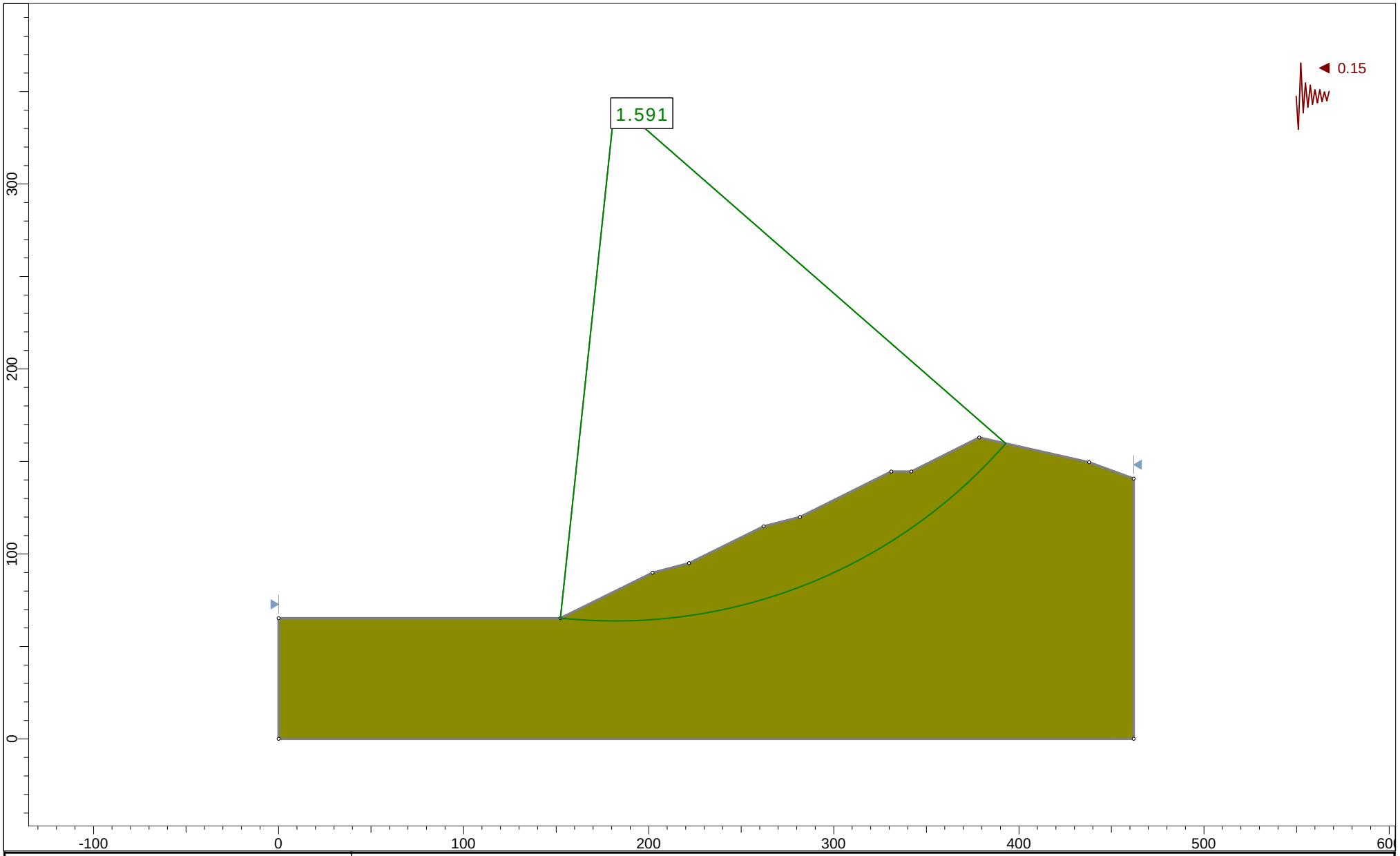
Project	18060-00 Jack Rabbit Trail		
Analysis Description	Cross Section B-B' Pusedo Static		
Drawn By	CJO	*Project Number*	18060-00
Date	8/16/2019	*Figure*	

SLIDEINTERPRET 8.016



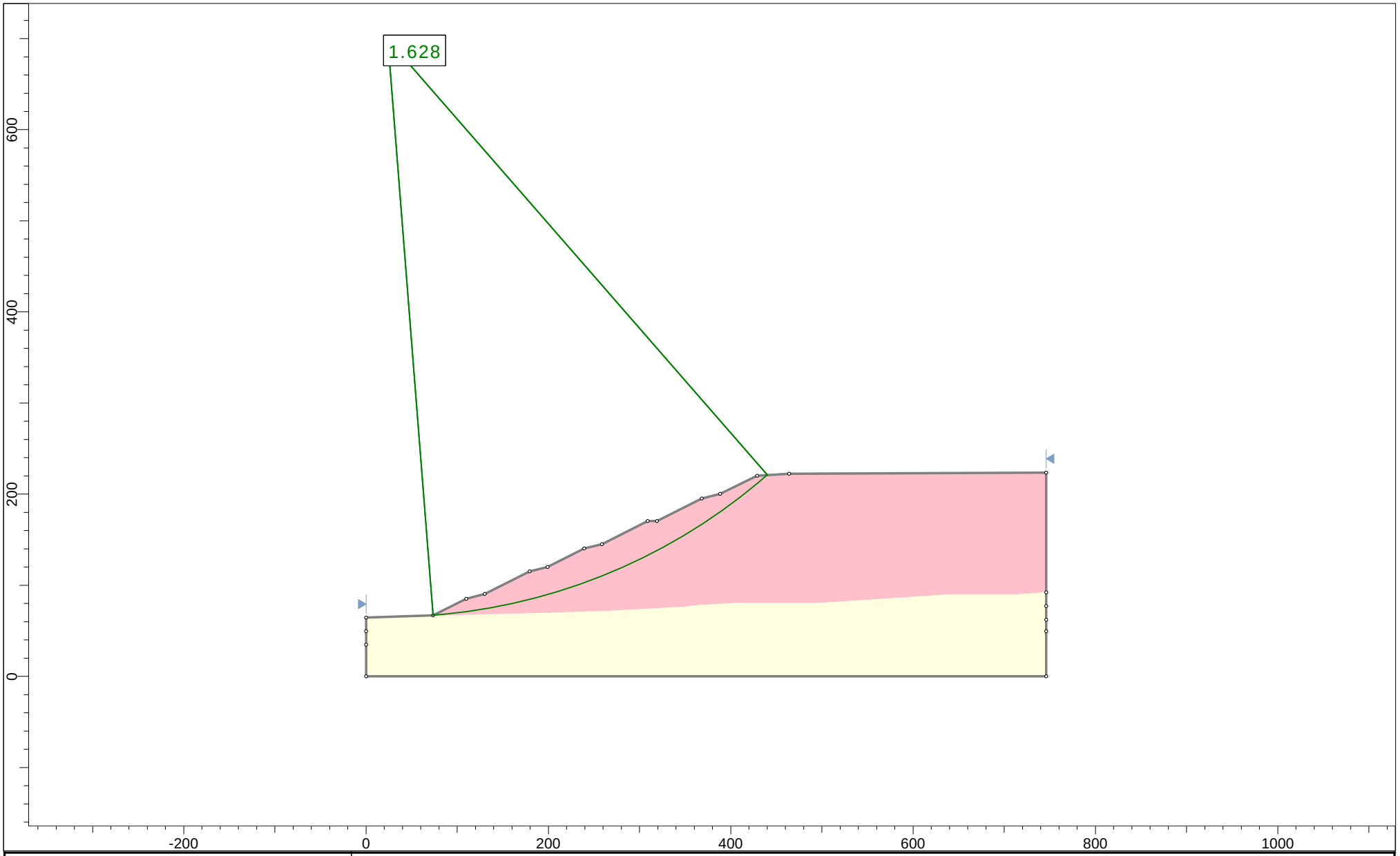
KCG KLING Consulting Group, Inc.	*Project*	18060-00 Jack Rabbit Trail	
	Analysis Description	Cross Section C-C' Static	
	Drawn By	CJO	*Project Number* 18060-00
	Date	8/16/2019	*Figure*

SLIDEINTERPRET 8.016



KCG KLING Consulting Group, Inc.	*Project*	18060-00 Jack Rabbit Trail	
	Analysis Description	Cross Section C-C' Pusedo Static	
	Drawn By	CJO	*Project Number* 18060-00
	Date	8/16/2019	*Figure*

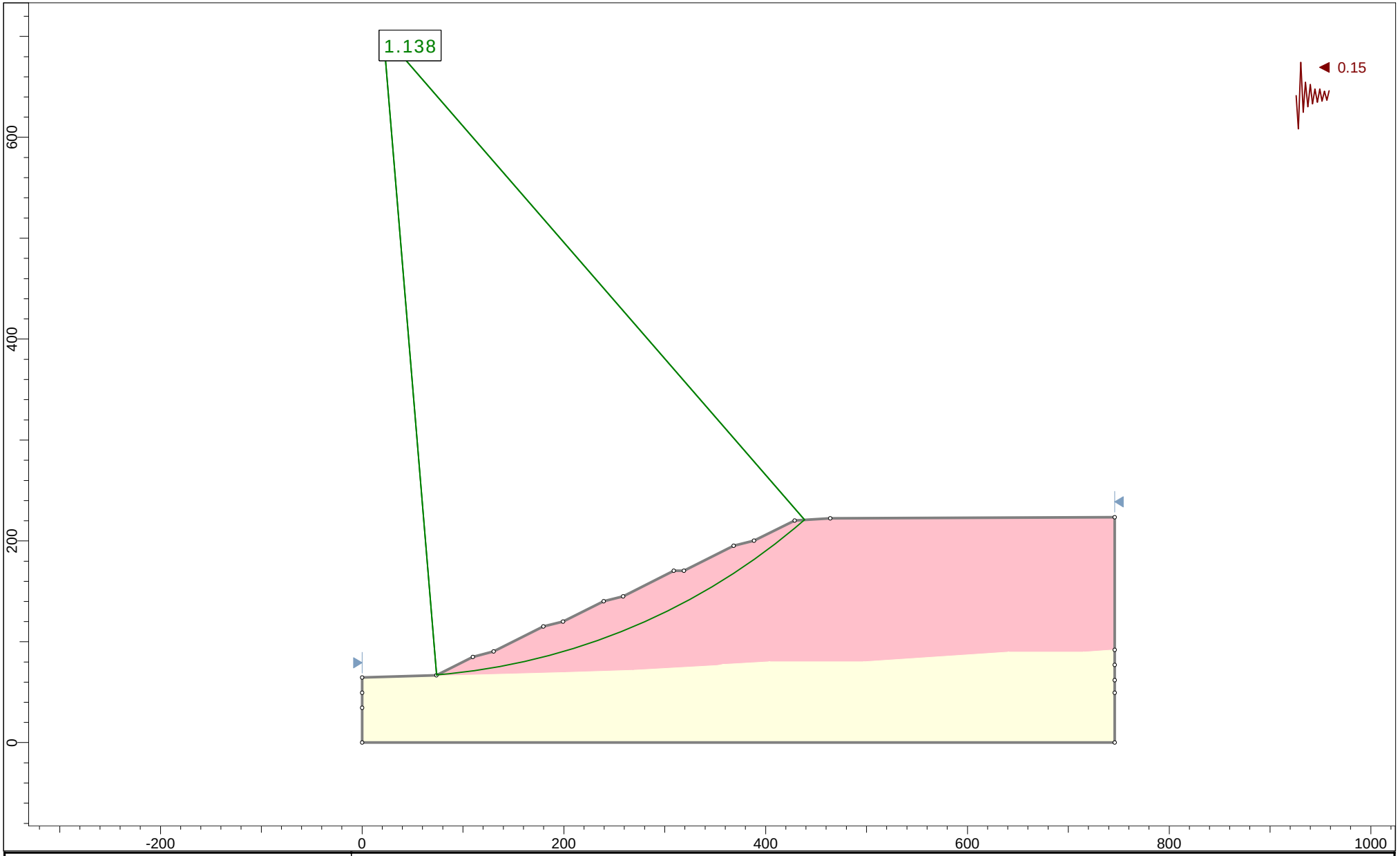
SLIDEINTERPRET 8.016



KCG KLING Consulting Group, Inc.

Project	18060-00 Jack Rabbit Trail		
Analysis Description	Cross Section D-D' Static		
Drawn By	CJO	*Project Number*	18060-00
Date	8/16/2019	*Figure*	

SLIDEINTERPRET 8.016



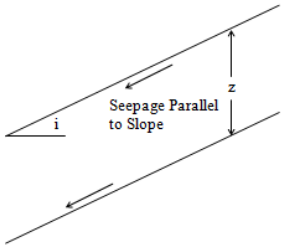
KCG KLING Consulting Group, Inc.	*Project*	18060-00 Jack Rabbit Trail	
	Analysis Description	Cross Section D-D' Puesdo Static	
	Drawn By	CJO	*Project Number* 18060-00
	Date	8/16/2019	*Figure*

SLIDEINTERPRET 8.016

KCG KLING Consulting Group, Inc.

Jack Rabbit Trail
Surficial Stability Calculation 2:1 Cut Slope

August, 2019



Soil Properties

$\gamma := 130\ pcf$	Unit Weight of Soil	$\phi' := 33\ deg$	Angle of Internal Friction
$\gamma_w := 62.4\ pcf$	Unit Weight of Water	$i := 26.6\ deg$	Slope Angle
$c := 550\ psf$	Cohesion	$z := 4\ ft$	Depth of Saturation

Surficial Stability Calculation

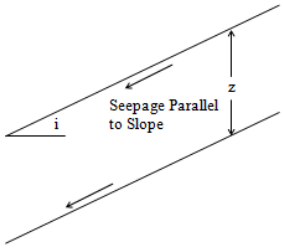
$$FS := \frac{c + \left(\left(\gamma - \gamma_w\right) \cdot z \cdot \cos(i)^2 \cdot \tan(\phi')\right)}{\gamma \cdot z \cdot \sin(i) \cdot \cos(i)} = 3.32$$

Non-Commercial Use Only

KCG KLING Consulting Group, Inc.

Jack Rabbit Trail
Surficial Stability Calculation 2:1 Fill Slope

August, 2019



Soil Properties

$\gamma := 125\ pcf$	Unit Weight of Soil	$\phi' := 31\ deg$	Angle of Internal Friction
$\gamma_w := 62.4\ pcf$	Unit Weight of Water	$i := 26.6\ deg$	Slope Angle
$c := 350\ psf$	Cohesion	$z := 4\ ft$	Depth of Saturation

Surficial Stability Calculation

$$FS := \frac{c + \left(\left(\gamma - \gamma_w\right) \cdot z \cdot \cos(i)^2 \cdot \tan(\phi')\right)}{\gamma \cdot z \cdot \sin(i) \cdot \cos(i)} = 2.35$$

Non-Commercial Use Only

APPENDIX F

GENERAL EARTHWORK AND GRADING SPECIFICATIONS

KCG KLING Consulting Group, Inc.

GENERAL EARTHWORK AND GRADING SPECIFICATIONS

1.0 GENERAL INTENT

These specifications present general procedures and requirements for grading and earthwork as shown on the project grading plans, including preparation of areas to be filled, placement of fill, installation of subsurface drainage, and excavations. The recommendations contained in the geotechnical report(s) are a part of the earthwork and grading specifications and shall supersede the provisions contained hereinafter in the case of conflict. Evaluations performed by the geotechnical consultant during the course of grading may result in new specifications or recommendations in addition to those contained in the geotechnical report(s).

2.0 EARTHWORK OBSERVATION AND TESTING

Prior to the commencement of grading, a qualified geotechnical consultant (soils engineer and engineering geologist, and their representatives) shall be employed for the purpose of observing earthwork procedures and testing the fills for conformance with the recommendations of the geotechnical report and these specifications. It will be necessary that the geotechnical consultant provide adequate testing and observation so that he may determine that the work was accomplished as specified. If conditions exposed during grading differ significantly from those interpreted during the preliminary design investigation, the geotechnical consultant shall inform the client, recommend appropriate changes in the geotechnical design to account for the observed conditions, and notify City or County grading authorities, as necessary. It shall be the responsibility of the contractor to assist the geotechnical consultant and keep him apprised of work schedules and changes so that he may schedule his personnel accordingly.

The Project Geotechnical Consultant shall observe processing, moisture conditioning, and compaction of fill and subgrade materials. Testing of compacted fill in representative locations shall be performed by the Project Geotechnical Consultant's field representative. Daily reports and test results shall be provided to the client representative on a regular and frequent basis. Maximum dry density tests used to determine the degree of compaction and optimum moisture content shall be performed in accordance with the American Society for Testing and Materials test method ASTM D1557.

It shall be the sole responsibility of the contractor to provide adequate equipment and methods to accomplish the work in accordance with the geotechnical report(s) applicable grading codes and project grading plans. If, in the opinion of the geotechnical consultant, unsatisfactory conditions, such as questionable soil, poor moisture condition, inadequate compaction, adverse weather, etc., are resulting in the quality of work less than required in these specifications, the geotechnical consultant will be empowered to reject the work and recommend that construction be stopped until the conditions are rectified.

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3.0 PREPARATION OF AREA TO BE FILLED

3.1 Clearing and Grubbing

All brush, vegetation, trash, debris and other deleterious material shall be removed from fill areas and disposed of off site. Vegetation cleared from the site shall not be placed within engineered compacted fill areas.

3.2 Processing

The existing ground which is determined to be satisfactory for support of fill shall be scarified to a minimum depth of six (6) inches. Existing ground which is not satisfactory shall be overexcavated as specified in the following section. Scarification shall continue until the soils are broken down and free of large clay lumps or clods and until the working surface is reasonably uniform and free of uneven features which would inhibit uniform compaction.

3.3 Overexcavation

Soft, dry, spongy, highly fractured or otherwise unsuitable ground, extending to such a depth that surface processing cannot adequately improve the condition, shall be overexcavated to firm ground, and verified by the project geotechnical consultant.

3.4 Moisture Conditioning

Overexcavated and processed soils shall be watered, dried-back, blended, and/or mixed as required to attain a uniform moisture content near optimum.

3.5 Recompaction

Overexcavated and processed soils which have been properly mixed and moisture-conditioned shall be recompacted to a minimum relative compaction of 90 percent, ASTM D1557.

3.6 Benching

Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal: vertical units), the ground shall be stepped or benched. The lowest bench shall be a minimum of 15 feet wide, shall be at least 2 feet deep, shall expose firm material, and shall be verified by the geotechnical consultant. Other benches shall be excavated in firm material for a minimum width of 4 feet. Ground sloping flatter than 5:1 shall be benched or otherwise overexcavated when considered necessary by the geotechnical consultant.

3.7 Evaluation of Areas to Receive Fill

All areas to receive fill, including processed areas, removal areas and toe-of-fill benches shall be observed, tested, and/or mapped by the geotechnical consultant prior to fill placement. A written evaluation of the area to be filled shall be obtained by the Contractor prior to placement of fill.

4.0 FILL MATERIAL

4.1 General

Material to be placed as fill shall be free of roots, grasses, branches, wood or other organic matter and other deleterious materials, and shall be tested by the geotechnical consultant prior to use as fill. Soils of poor gradation, expansion, or strength characteristics shall be placed in areas designated by the geotechnical consultant or shall be mixed with other soils to serve as satisfactory fill material.

4.2 Oversize Material

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 12 inches, shall not be buried or placed in fills, unless the location, materials, and disposal methods are specifically recommended by the geotechnical consultant. Oversized disposal operations shall be such that nesting of oversize material does not occur, and such that the oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 feet vertically of finish grade or construction, unless specifically recommended by the geotechnical consultant.

4.3 Import

If importing of fill material is required for grading, the import material shall meet the requirements of Section 4.1. Samples of import soils shall be provided for testing a minimum of 48 hours before the import materials are brought on site.

5.0 FILL PLACEMENT AND COMPACTION

5.1 Fill Lifts

Fill material shall be placed in prepared areas in near-horizontal layers not exceeding 8 inches in loose thickness. Each layer shall be spread evenly and shall be thoroughly mixed during spreading to attain uniformity of material and moisture in each layer.

5.2 Fill Moisture

Fill layers at a moisture content less than optimum shall be watered and mixed, and wet fill layers shall be aerated by scarification or shall be blended with drier material. Moisture-conditioning and mixing of fill layers shall continue until the fill material is at a uniformly processed at a minimum of 125 percent of the optimum moisture content.

5.3 Fill Compaction

Each layer of fill shall be evenly spread, moisture-conditioned, mixed, and shall be uniformly compacted to not less than 90 percent of the maximum dry density at a minimum of 125 percent of the optimum moisture content. Compaction equipment shall be adequately sized and shall be either specifically designed for soil compaction or of proven reliability, to efficiently achieve the specified degree of compaction.

5.4 Fill Slopes

Compacting of slopes shall be accomplished, in addition to normal compacting procedures, by overfilling and compacting the slope face a minimum of four feet horizontally from finish grade, and cutting the slope face back to the core of compacted fill. In restricted spaces where overfilling is not possible, fill slopes may be compacted by back-rolling of slopes, with sheepsfoot rollers at frequent increments of 1 to 2 feet in fill elevation gain. At the completion of grading, the relative compaction of the slope out to the slope face shall be a minimum of 90 percent.

5.5 Compaction Testing

Field tests to check the fill moisture and degree of compaction will be performed by the geotechnical consultant. The location and frequency of tests shall be at the geotechnical consultant's discretion. In general, the tests will be taken at an interval not exceeding 2 feet in vertical elevation and/or 1,000 cubic yards of fill placed.

6.0 SUBDRAIN INSTALLATION

Subdrain systems shall be installed in locations recommended by the geotechnical consultant to conform to the approximate alignment and details shown on the plans or herein. The subdrain location or materials shall not be changed or modified without the recommendation of the geotechnical consultant. The geotechnical consultant; however, may recommend changes in subdrain line, grade or material. All subdrains should be surveyed for line and grade after installation. Sufficient time shall be allowed for the surveys, prior to commencement of filling over subdrain areas.

7.0 EXCAVATION

Excavation and cut slopes will be geologically mapped and examined during grading. Sufficient time shall be allowed by the contractor to permit geologic mapping of excavation bottoms and cut slopes. If directed by the geotechnical consultant, further excavation or overexcavation and refilling of cut areas shall be performed, and/or remedial grading of cut slopes. All fill-over-cut slopes are to be graded, unless otherwise stated, shall be constructed as a fill slope with the use of minimum width stabilization fills, as necessary.

APPENDIX G

SLOPE MAINTENANCE GUIDELINES

SLOPE MAINTENANCE GUIDELINES

INTRODUCTION

Permanent slope maintenance measures should be initiated as soon as possible after completion of slope construction. However, all soil slopes will undergo some erosion when subjected to sustained water application. To reduce long-term erosion, we have outlined below some important points to be considered when planning, designing, and installing or implementing slope erosion control plans. The following general guidelines are provided to mitigate slope maintenance problems and should be implemented by the responsible party, during landscaping improvements and subsequent maintenance:

1. Manufactured or natural slopes, terraces, berms (ridges at crown of slopes) and proper drainage should not be disturbed or altered. Surface drainage should be positively maintained to the street.

2. Construction delays, climate/weather conditions, and plant growth rates may be such that additional short-term, non-plant erosion control measures may be needed; examples would be matting, netting, plastic sheets, deep (5-feet) staking, etc.

3. Roof, and drive runoff should be positively conducted away from structures to either the street or storm drain by nonerosive devices such as sidewalks, drainage pipes, ground gutters, and driveway pavement. Drainage should meet the minimum requirements of Section 1804 of the California Building Code.

4. Drains and "V" ditches, etc., should be periodically cleared and unclogged, including gutters and downspouts. During heavy rain periods, drainage should be inspected for performance often, as this is when trouble occurs. Problems such as gullying or ponding should be corrected as soon as possible.

5. High water content in slope soils is a major factor in slope erosion or slope failures. Therefore, all possible precautions should be taken to minimize soil moisture. Leakage from waterlines, irrigation systems, etc., or bypassing of clogged drains should be promptly repaired.

6. Animal burrows should be periodically filled or eliminated in order to minimize infiltration of water and slope failures.

7. If completion of new slopes occurs during the rainy season, contingency plans should be developed to provide prompt temporary protection against major erosion or sloughing. One method would be to place plastic sheeting over the slopes. This should be carefully coordinated with the Landscape Architect/Contractor.

8. The above guidelines are general maintenance procedures but may be superseded under specific direction of the geotechnical consultant/landscape architect/contractor.

APPENDIX H

AFSE INSERT

Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one - not even you* - should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from alight industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes - even minor ones - and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ-sometimes significantly from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the express purpose of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in-this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechnical Engineer For Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
The Best People on Earth

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone:' 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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EXPLANATION

Locations Approximate

Qal	Alluvium and Older Alluvium undifferentiated.
Tst	San Timoteo Formation- sandstone, siltstone, and conglomerate, undifferentiated.
	Strike and dip of bedding
	Approximate Geologic Contact
KB-5	Approximate Boring Location
	Approximate Trench/Test Pit Location
D D'	Approximate Location of Geologic Cross Section

N

150 0 150

KB-9
Estimated Removal Depth= 15'
Depth of Qal> 51.5'

KB-10
Estimated Removal Depth= 15' to 30'
Depth of Qal> 51.5'

KB-7
Estimated Removal Depth= 10'
Depth of Qal> 51.5'

KB-6
Estimated Removal Depth= 7.5'
Depth of Qal> 50.5'

KTP-8

KTP-7

Qal

Tst

20

17

18

KCG KLING Consulting Group, Inc.

Beaumont Pointe Specific Plan
Beaumont, CA

Plate: 1
PN: 18060-01
Date: July 23, 2021

EXPLANATION

Locations Approximate

Qal	Alluvium and Older Alluvium undifferentiated.
Tst	San Timoteo Formation- sandstone, siltstone, and conglomerate, undifferentiated.
	Strike and dip of bedding
	Approximate Geologic Contact
KB–5	Approximate Boring Location
	Approximate Trench/Test Pit Location
D D'	Approximate Location of Geologic Cross Section

N

150 0 150

KB–5
Estimated Removal Depth= 15'
Depth of Qal> 51.5'

KB–6
Estimated Removal Depth= 15'
Depth of Qal> 50.5'

KB–4
Estimated Removal Depth= 7.5'
Depth of Qal> 51'

KB–3
Estimated Removal Depth= 7.5'
Depth of Qal> 50.9'

KB–2
Estimated Removal Depth= 10'
Depth of Qal> 51'

KB–1
Estimated Removal Depth= 7.5'
Depth of Qal> 51.5'

KTP–7 KTP–6 KTP–5 KTP–4 KTP–3 KTP–2 KTP–1

A A' B B'

Tst Qal

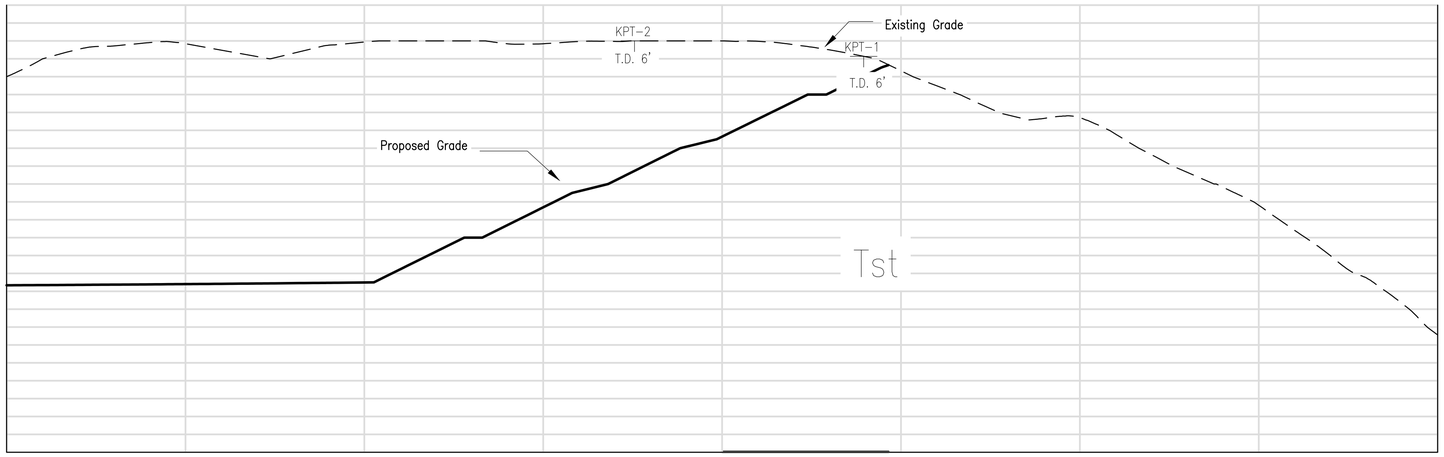
KCG KLING Consulting Group, Inc.

Beaumont Pointe Specific Plan
Beaumont, CA

Plate: 2
PN: 18060-01
Date: July 23, 2021

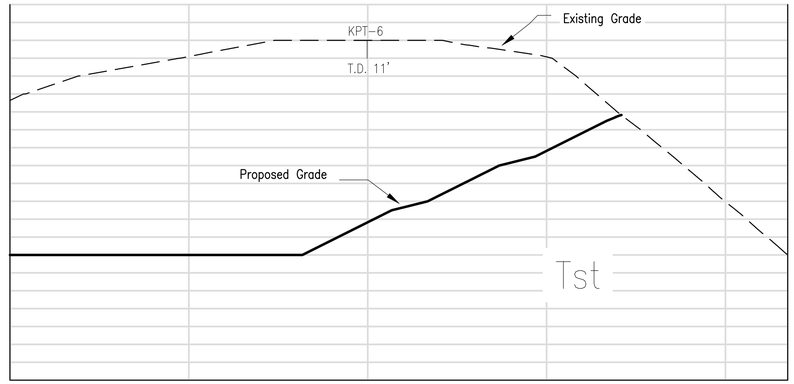
Cross Section A–A'

N 57 E



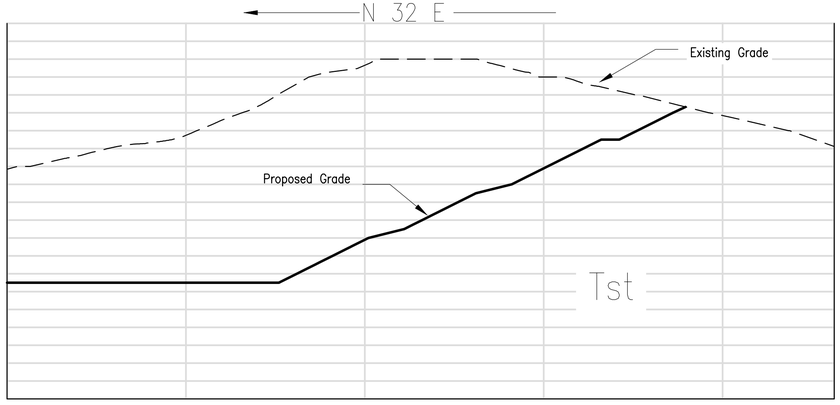
Cross Section B–B'

N 29 E



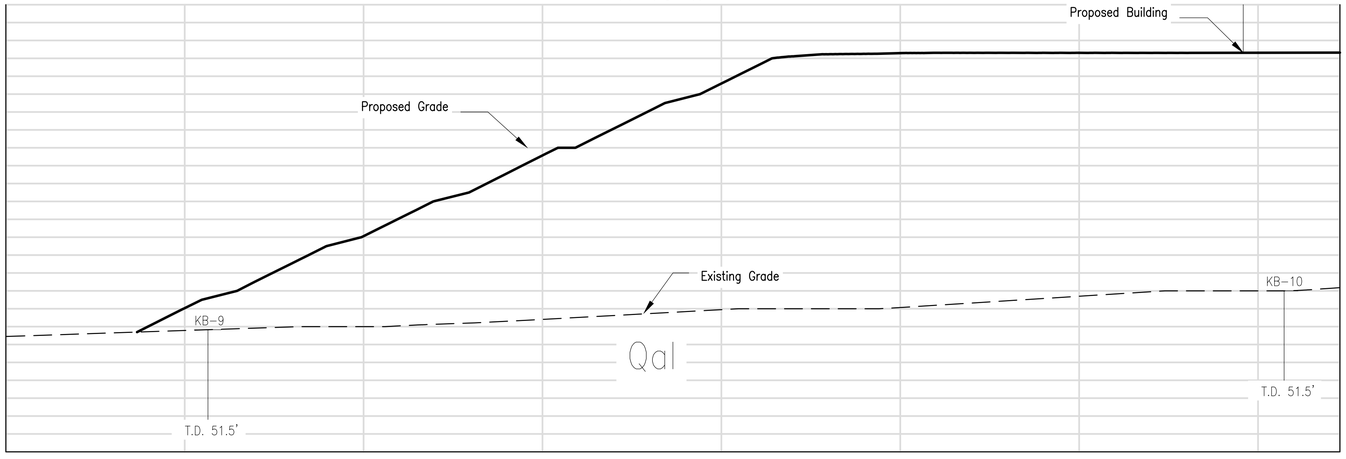
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Cross Section D–D'

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KCG KLING Consulting Group, Inc.

Cross Sections
Beaumont Pointe Specific Plan
Beaumont, CA

Plate: 3
PN: 18060–01
Date: **July 23, 2021**

PALEONTOLOGICAL RESOURCE IMPACT MITIGATION PROGRAM FOR THE BEAUMONT POINTE SPECIFIC PLAN PROJECT

CITY OF BEAUMONT, RIVERSIDE COUNTY

Prepared for:

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Submitted to:

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Prepared by:

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June 21, 2019; Revised March 10, 2021

Paleontological Database Information

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Report Date:	June 21, 2019; Revised March 10, 2021
Report Title:	Paleontological Resource Impact Mitigation Program for the Beaumont Pointe Specific Plan Project, City of Beaumont
Prepared for:	JRT BP 1, LLC c/o MC Group 1800 Century Park East, Suite 600 Los Angeles, California 90067
Submitted to:	City of Beaumont 550 East 6th Street Beaumont, California 92223
Prepared by:	Brian F. Smith and Associates, Inc. 14010 Poway Road, Suite A Poway, California 92064
USGS Quadrangle:	*El Casco, California* (7.5 minute)
Study Area:	539.9 acres
Key Words:	PRIMP; "High A" paleontological sensitivity; San Timoteo Formation; Pliocene; Pleistocene; vertebrate fossils; City of Beaumont; monitoring starting at surface recommended.

I. INTRODUCTION AND LOCATION

This Paleontological Resource Impact Mitigation Program (PRIMP) has been completed for the Beaumont Pointe Specific Plan Project (SP2019-0003; PLAN219-0283; PLAN2019-0284; ENV2019-0008). The proposed project includes the industrial and commercial development of an approximately 539.9-acre area between Mt. Eden and Oak Valley near the city of Beaumont, Riverside County, California (Figures 1 and 2). The project is located in portions of Sections 1, 2, and 12 of the USGS 7.5-minute *El Casco, California* topographic quadrangle (Township 3 South, Range 2 West) and lies south and west of the Moreno Valley Freeway (California State Route 60) (Figure 2). The project includes Assessor's Parcel Numbers 422-060-002, -005, -009, -010, -016, -017, -018, -021, and -022 and 422-170-005 and -008. Based upon map figures in the City of Beaumont General Plan (City of Beaumont 2020a), the project is not currently within the Beaumont city boundaries, but is within the city's "sphere of influence." The City of Beaumont is proposing to annex the project.

Implementation of this PRIMP addresses the potential for scientifically significant fossil remains that might be uncovered by earth-moving activities at previously unknown fossil sites within the project area. Without the PRIMP, fossil remains and associated specimen and corresponding geologic data would be lost to excavation activities and unauthorized fossil collecting. The recommendations in this PRIMP are consistent with the intent and provisions of the California Environmental Quality Act (CEQA), environmental guidelines of the County of Riverside and the City of Beaumont, and the procedures outlined of the Society of Vertebrate Paleontology (2010) and should be implemented for any mass grading and excavation-related activities, including utility and storm drain trenching, during construction within the project. This PRIMP will: identify any documented nearby fossil localities; summarize the geology underlying the site and assess the potential to contain paleontological resources; evaluate the potential of project activities to negatively impact fossil resources that might exist below the project site; and provide recommendations for mitigation of potential impacts, if appropriate.

II. REGULATORY SETTING

CEQA, which is patterned after the National Environmental Policy Act, is the overriding environmental document that sets the requirement for protecting California's cultural and paleontological resources. The document does not establish specific rules that must be followed but mandates that governing permitting agencies (lead agencies) set their own guidelines for the protection of nonrenewable paleontological resources under their jurisdiction.

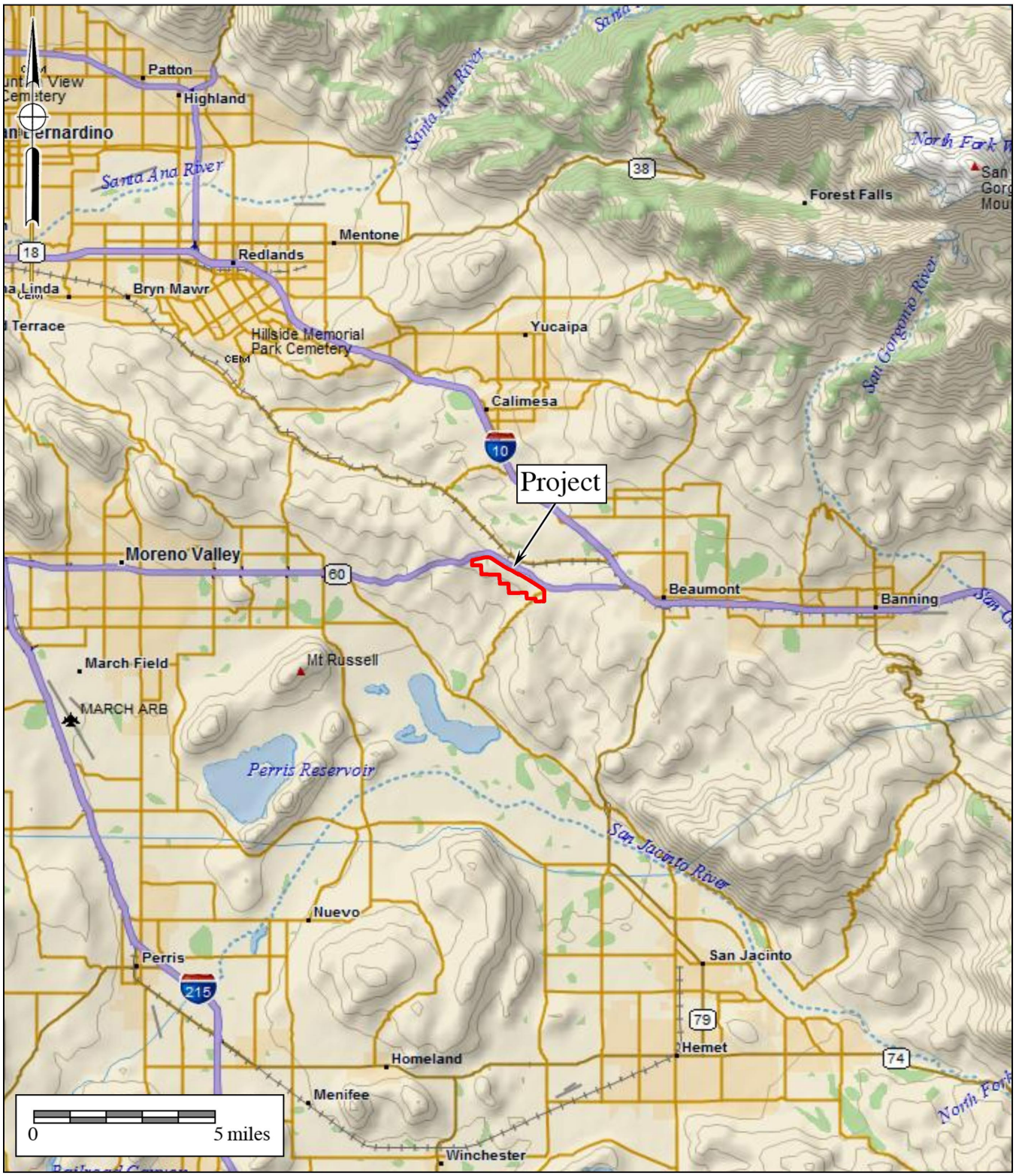


Figure 1

General Location Map

The Beaumont Pointe Specific Plan Project

DeLorme (1:250,000)

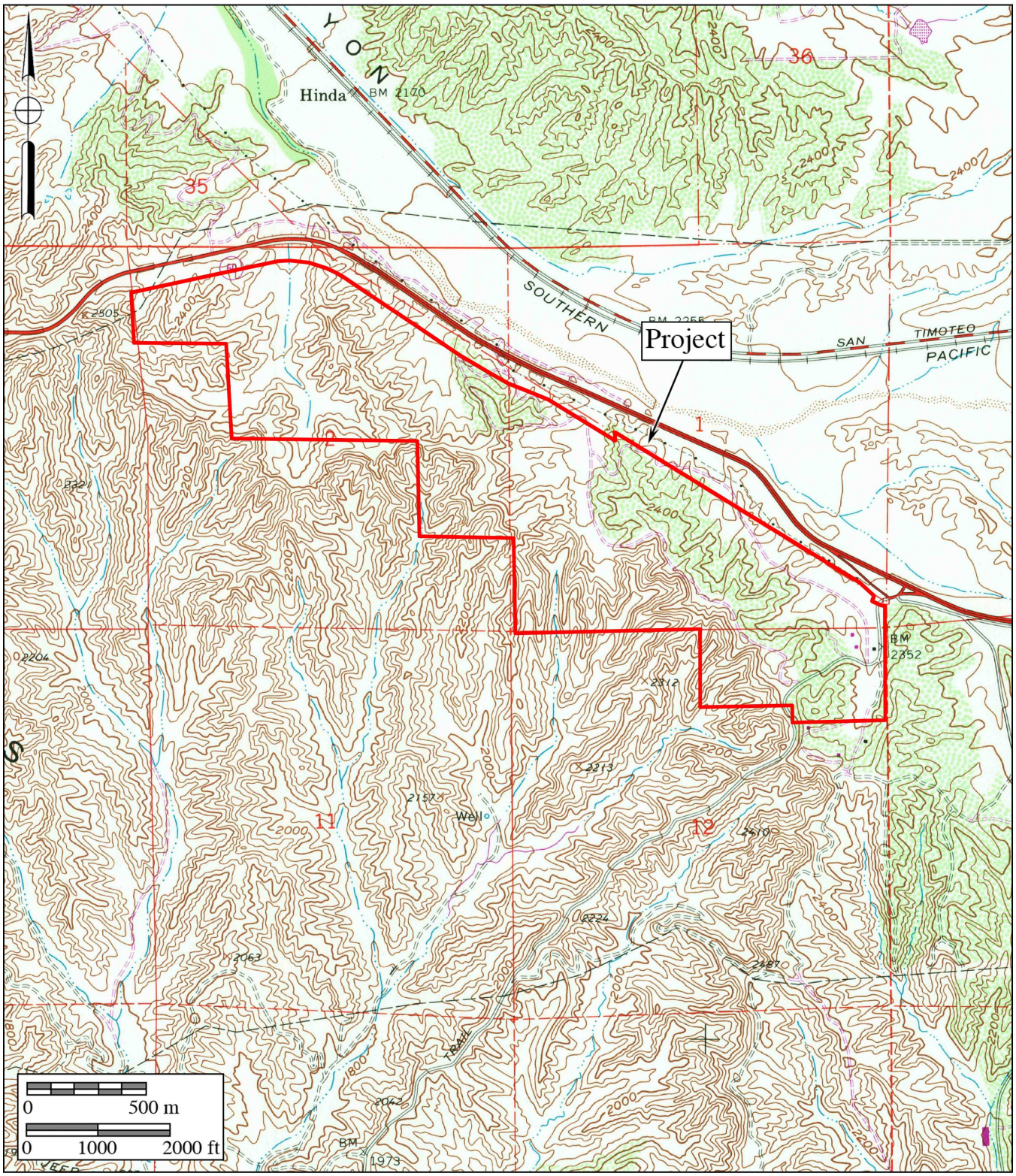


Figure 2

Project Location Map

The Beaumont Pointe Specific Plan Project

USGS *El Casco* Quadrangle (7.5-minute series)

State of California

Under Guidelines for the Implementation of CEQA, as amended in December 2018 (California Code of Regulations [CCR] Title 14, Division 6, Chapter 3, Sections 15000 et seq.), procedures define the types of activities, persons, and public agencies required to comply with CEQA. Section 15063 of the CCR provides a process by which a lead agency may review a project's potential impact to the environment, whether the impacts are significant, and provide recommendations, if necessary. In the Environmental Checklist, one of the questions to answer is, "Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?" (Appendix G, Section V, Part c). California Public Resources Code Section 5097.5 states:

a) No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.
b) As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

Finally, stated under California Public Resources Code Section 30244, in public lands "[w]here development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."

County of Riverside

An online, interactive, paleontological sensitivity mapping database is maintained by the County of Riverside as a research tool to access the County's assignment of levels of paleontological sensitivity to the various geologic formations within the county (County of Riverside 2021). This is specifically addressed in Section V of this report.

Riverside County's "SABER Policy" (Safeguard Artifacts Being Excavated in Riverside County), enacted in October 2011 by the Riverside County Board of Supervisors, may be applicable to the current project. The "SABER Policy" requires that any paleontological resources found or unearthed in the county of Riverside be curated at a facility within Riverside County, including the Western Science Center located in the city of Hemet (County of Riverside 2015, Policy OS 19.9).

City of Beaumont

Recently, the City of Beaumont adopted a new General Plan (City of Beaumont 2020a). Policy 8.11.1 is the only passage discussing paleontological resources in the new General Plan, and states "Avoid or when avoidance is not feasible, minimize impacts to sites with significant archaeological, paleontological, cultural and tribal cultural resources, to the extent feasible" (City of Beaumont 2020a, p. 217). A final Environmental Impact Report was available for review, but paleontological resources are not addressed in it (City of Beaumont 2020b).

III. GEOLOGY

Geologic mapping by Matti et al. (2015) indicates the majority of the project site is underlain by the middle Pliocene to lower Pleistocene (about three to approximately 1.7-million-year-old) fossiliferous middle member of the San Timoteo Formation (blue-gray areas labeled "Tstm" on Figures 3A and 3B), with Holocene (modern) young alluvial fan deposits lining drainage valleys (pea-green areas labeled "Qyf_5" on Figures 3A and 3B). Minor surficial units include upper Pleistocene to mostly Holocene (50,000 year old to modern) young landslide deposits (yellowish areas with red triangles labeled "Qyls" on Figures 3A and 3B), and a few small patches of middle Pleistocene (about 0.6 million year old) very old alluvial-fan deposits (orange-yellow areas with red dots labeled "$Qvof_3$" on Figures 3A and 3B). In the project area, the San Timoteo Formation consists of sheeted conglomerates, sandy mudstones, and poorly indurated sandstones. Many conglomerate beds grade upward into finer alluvial layers, which, in turn, grade into reddish paleosols (Albright 1999a). Albright (1999a, 1999b) focused fossil collecting mostly to these paleosols. The middle member of the San Timoteo Formation conformably overlies the sandstone unit of the lower member ("Tstls" on Figures 3A and 3B), which in turn conformably overlies the upper Miocene Mount Eden Formation, consisting of fluvio-lacustrine mudstones and sandstones (Albright 1999a; Matti et al. 2015).

Regionally, the project lies within the San Timoteo Badlands, a rugged area underlain by approximately 2,000 meters of nonmarine sedimentary rocks spanning a period of deposition from approximately seven or eight million to about 0.5 million years ago, and includes the San Timoteo Formation (Albright 1999a; Matti et al. 2015). The San Timoteo Badlands occupy an area bracketed by the northwest-southeast trending San Andreas and San Jacinto fault zones. Within the El Casco quadrangle, cessation of major depositional systems occurred about 700,000 years ago, coinciding with initiation of the erosion of landforms as a result of regional tectonics (Matti et al. 2015).

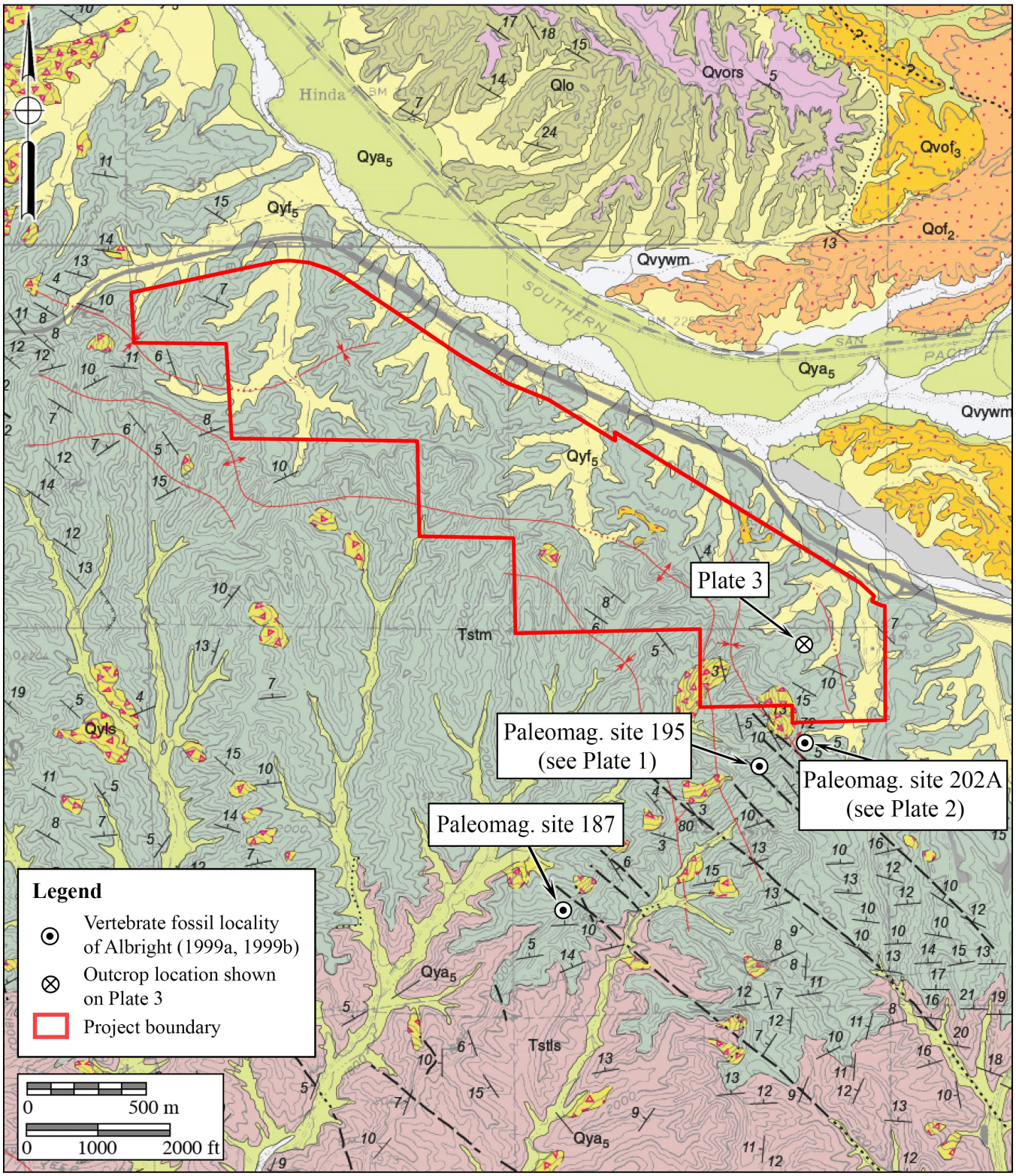


Figure 3A

Geologic Map

The Beaumont Pointe Specific Plan Project

Geology after Matti et al. (2015)

DESCRIPTION OF MAP UNITS

Holocene

Qvywm — **Very young wash deposits, modern**—Very slightly to slightly consolidated sandy and gravelly sediment in active channels.

Qya5 — **Young axial-valley deposits, unit 5 (uppermost Holocene)**

Qyf5 — **Young alluvial-fan deposits, unit 5 (uppermost Holocene)**

Qyls — **Young landslide deposits (Holocene & uppermost Pleistocene)**—Slightly dissected slope-movement deposits. Locally may include old landslide material.

Pleistocene

Qof2 — **Old alluvial-fan deposits, unit 2 (upper to middle Pleistocene)**

Qvors — **Very old residuum and (or) pedogenic soil (middle to lower Pleistocene)**—Consists of residuum and (or) pedogenic-soil profile developed on Sedimentary deposits of Live Oak Canyon (unit Qlo).

Qvof3 — **Very old alluvial-fan deposits, unit 3 (middle Pleistocene)**

Qlo — **Sedimentary deposits of Live Oak Canyon (Pleistocene)**—Unconsolidated and consolidated nonmarine sedimentary material.

Pliocene San Timoteo Formation

Tstm — **Middle member (upper and middle Pliocene)**—Forms middle part of San Timoteo formation. Consists of four principal lithologies that recur throughout sequence: (1) thick sheet-like layers of conglomeratic rock; (2) light-gray to white sandstone and slightly conglomeratic sandstone; (3) reddish mudstone and sandstone; and (4) locally significant but minor grayish-green mudrock.

Tstls — **Sandstone unit of Lower member (lower Pliocene)** - Forms lower part of San Timeteo formation of Frick (1921). Consists dominantly of sandy rock interbedded with sparse conglomeratic rock.

Figure 3B

Geologic Key

The Beaumont Pointe Specific Plan Project

Geology after Matti et al. (2015)

IV. PALEONTOLOGICAL RESOURCES

Definition

Paleontological resources are the remains of prehistoric life that have been preserved in geologic strata. These remains are called fossils and include bones, shells, teeth, and plant remains (including their impressions, casts, and molds) in the sedimentary matrix, as well as trace fossils such as footprints and burrows. Fossils are considered older than 5,000 years of age (Society of Vertebrate Paleontology 2010), but may include younger remains (subfossils) when viewed in the context of local extinction of the organism or habitat, for example. Fossils are considered a non-renewable resource under state and county guidelines (Section II of this report).

Fossil Records Search

Four paleontological literature reviews and collections and records searches were performed for the project area: two in-house reviews by BFSA, one by the Natural History Museum of Los Angeles County (LACM), and one by the Western Science Center, based in Hemet. The in-house reviews included published field work conducted in the San Timoteo Badlands and reviewed the online fossil data files held at the University of California Museum of Paleontology (UCMP) in Berkeley, California.

Paleontological field work for a Ph.D. dissertation was performed by L.B. Albright, resulting in two publications, a Geological Society of America Bulletin (Albright 1999a), and a University of California (UC) Press volume (Albright 1999b). Both of these publications generally shared the same mapping and locality data and figures; the UC Press volume was more focused on elaborating paleontological taxonomy and specimen-specific data. Albright's work included the collection of fossil vertebrate remains in both the Mt. Eden and San Timoteo Formations and resulted in the identification of 36 species of mammals, including six new taxa (1999b). Almost all the fossil materials were derived from intensive screening methods of matrix totaling 49,150 pounds. Albright recorded 13 fossil localities along the length of Jack Rabbit Trail. Two of these localities ("Paleomag. site 195" [Plate 1] and "Paleomag. site 202A" [Plate 2]; see Figure 3A) lie just outside the southern project boundary, while a third is located west of the property boundary at a distance of about one-third of a mile ("Paleomag. site 187"). The other localities along Jack Rabbit Trail are located further southwest beyond one mile, as well as two more located northwest of the project between one and two miles distant. Specimens of several rodent species were recovered from the San Timoteo Formation, including extinct species of porcupine, gopher, kangaroo rat, cotton rat, pack rat, vole, and deer mouse. Other mammalian taxa include rabbit, shrew, and horse (*Plesippus idahoensis*) fossils (Albright 1999a, 1999b). Additional mammalian fossils recovered by Albright at the northern locality located about two miles northwest of the northern area of the project include coyote, tapir, and a different species of horse (*Equus*). Finally, a mammoth tooth as recovered at the surface about five miles northwest of the project (Albright 1999b).



Plate 1: Overview of the approximate location of Paleomag. site 195 (Albright 1999a, 1999b) outside of the project, facing southeast. Pick for scale.



Plate 2: Overview of the approximate location of Paleomag. site 202A (Albright 1999a, 1999b) outside of the project, facing east-southeast. Pick for scale.

Records of specimens held by the UCMP were searched online for fossil vertebrate localities from the San Timoteo Formation (Appendix B). In addition to housing some (or all) of the localities collected by L.B. Albright discussed above ("Paleomag. site"), another 19 localities are listed as occurring within the San Timoteo Formation. However, no location or specimen data are included, with the exception of age.

A paleontological literature review and collections and records search was performed by the LACM (McLeod 2019; Appendix B). The review did not find any localities held by the LACM from within the project; however, six localities held by the LACM are just west of the southern-most portion of the project. Fossil specimens of horse, *Equus*, and camel were recovered. McLeod (2019) concluded that significant fossil vertebrate remains "may well" be encountered in any digging in the San Timoteo Formation, as well as in older Quaternary alluvial deposits that may underlie the younger alluvium mapped on the surface within the project area. However, based upon the topography and the distribution of the various Quaternary deposits in the project vicinity (see Figure 3A), it is more likely that the San Timoteo Formation underlies the young alluvial fan deposits within the project.

Additionally, a paleontological literature review and collections and records search was performed by the Western Science Center (Radford 2021; Appendix B). The review did not find any localities held by the Western Science Center from within the project; however, the search did identify fossil localities held by the Western Science Center within 1.5 miles north of the project at the Southern California El Casco Substation Project. These localities consist of over 15,000 specimens collected from the San Timoteo Formation, including "Sabertooth cat (*Smilodon gracilis*), Ancient horse (*Equus sp*.), Ground Sloth (*Paramylodon*), and many other Pleistocene and Pliocene megafauna" (Radford 2021). The records search further states:

> Any fossils recovered from the Beaumont Pointe Specific Plan Project area would be scientifically significant. Excavation activity associated with development of the area has the potential to impact the paleontologically sensitive Pliocene and Pleistocene units and it is the recommendation of the Western Science Center that a paleontological resource mitigation plan be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area. (Radford 2021)

V. PALEONTOLOGICAL SENSITIVITY

Overview

The degree of paleontological sensitivity of any particular area is based on a number of factors, including the documented presence of fossiliferous resources on a site or in nearby areas, the presence of documented fossils within a particular geologic formation or lithostratigraphic unit, and whether or not the original depositional environment of the sediments is one that might have been conducive to the accumulation of organic remains that might have become fossilized over

time. Holocene alluvium is generally considered to be geologically too young to contain significant nonrenewable paleontological resources (i.e., fossils) and is therefore typically assigned a low paleontological sensitivity. Pleistocene (greater than 11,700 years old) alluvial and alluvial fan deposits in the Inland Empire, however, often yield important Ice Age terrestrial vertebrate fossils, such as extinct mammoths, mastodons, giant ground sloths, extinct species of horse, bison, and camel, saber-toothed cats, and others (Jefferson 1991). These Pleistocene sediments are thus accorded a High paleontological resource sensitivity.

Professional Standards

The Society of Vertebrate Paleontology drafted guidelines outlining procedures, including:

> [E]valuating the potential for impacts of a proposed action on paleontological resources and for mitigating those impacts. Impact mitigation includes pre-project survey and salvage, monitoring and screen washing during excavation to salvage fossils, conservation and inventory, and final reports and specimen curation. The objective of these procedures is to offer standard methods for assessing potential impacts to fossils and mitigating these impacts. (Society of Vertebrate Paleontology 2010)

The guidelines include four categories of paleontological sensitivity for geologic units (formations) that might be impacted by a proposed project, as listed below:

- *High Potential:* Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered.
- *Undetermined Potential:* Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment, and that further study is needed to determine the potential of the rock unit.
- *Low Potential:* Rock units that are poorly represented by fossil specimens in institutional collections or based upon a general scientific consensus that only preserve fossils in rare circumstances.
- *No Potential:* Rock units that have no potential to contain significant paleontological resources, such as high-grade metamorphic rocks and plutonic igneous rocks.

Riverside County Sensitivity

Since the City of Beaumont does not have specific guidelines for the preservation of paleontological resources, Riverside County guidelines for rating the paleontological sensitivity of geologic formations are employed. A paleontological sensitivity map generated by the Riverside County Land Information System in February 2021 (Figure 4) ranks most of the project area as having a High Paleontological Potential/Sensitivity (High A), which is:

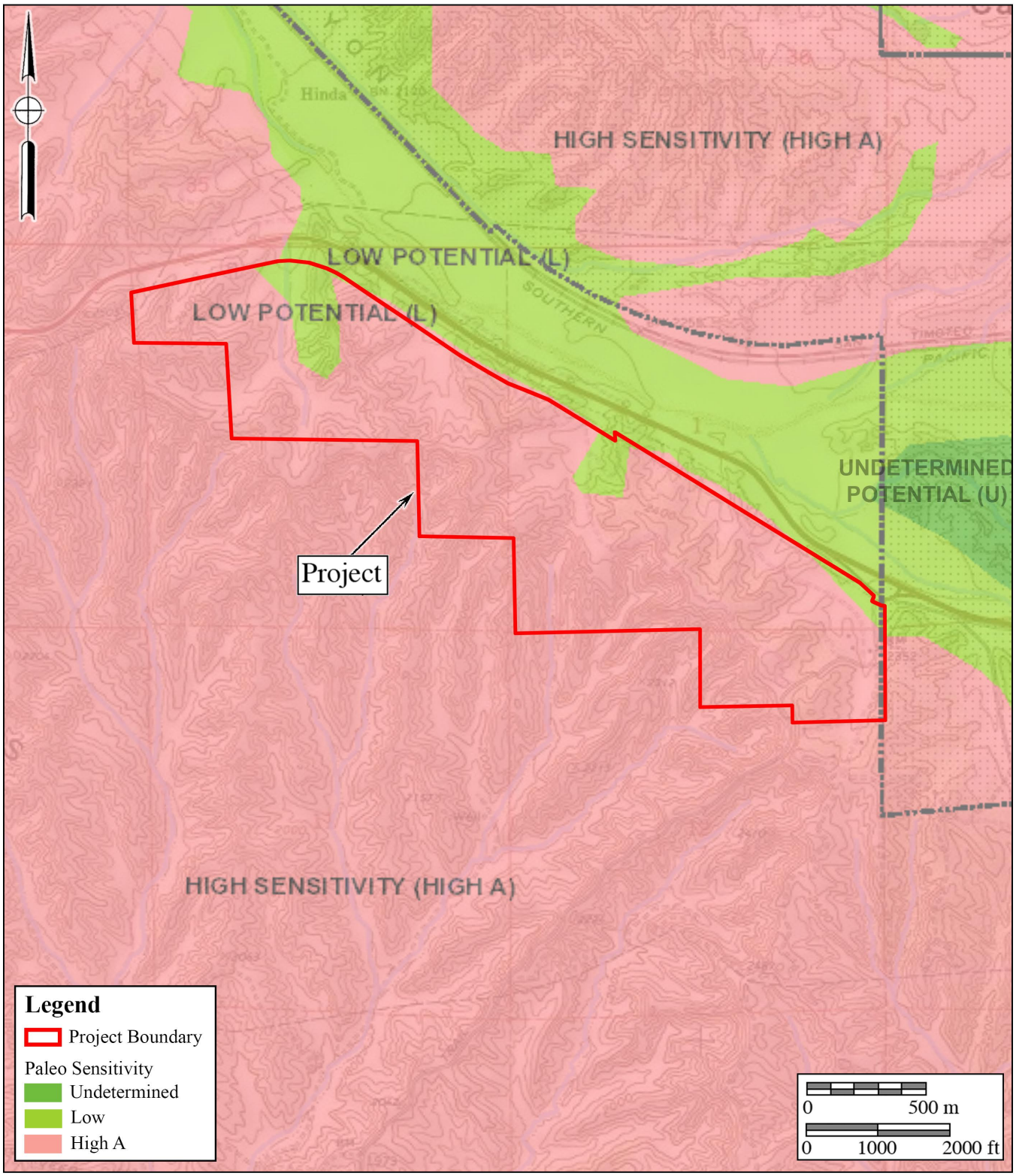


Figure 4

Paleontological Sensitivity Map

The Beaumont Pointe Specific Plan Project

After Riverside County Land Information System (2021)

> [B]ased on [the presence of] geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface. (County of Riverside 2021)

The category "High A" indicates that fossils are likely to be encountered at the surface and may be impacted during excavation by construction activities. Areas mapped as the San Timoteo Formation, as well as Quaternary young landslide deposits (which are composed of the San Timoteo Formation) (areas labeled "Tstm" and Qyls," respectively, in Figures 3A and 3B), are indicated as having a High Potential/Sensitivity to yield nonrenewable paleontological resources (*i.e.,* fossils), are shown in pale red tint on Figure 4. Areas having a low paleontological sensitivity, colored green, are represented by Holocene (modern) young alluvial fan deposits lining the drainage valleys. Generally, these sedimentary deposits do not yield fossils, being too young. Due to website design scaling limits, colored areas in Figure 4 do not closely match the associated geology as shown on Figure 3A.

VI. FIELD SURVEY

A field survey was performed at the Beaumont Pointe Specific Plan Project by the author on June 6, 2019. The survey consisted of a vehicular excursion on jeep trails through all topographic map sections, as well as inspection of outcrops and roadcuts by foot. Jack Rabbit Trail was explored by foot. In general, grasses such as foxtail covered the area, while the steep, west-facing slopes were dotted with shrubs and were mostly inaccessible. Trees were present in some of the flat drainage areas along the northeast edge of the project. Natural outcrops of exposed formation were rare, but when present, were observed to consist of variably cemented, gravelly sands (Plate 3; see Figure 3A). Outside of the project, along Jack Rabbit Trail, fossil localities "Paleomag. site 195" and "Paleomag. site 202A" (see Plates 1 and 2; Albright 1999a, 1999b) were approximately located and investigated. No fossils were observed.

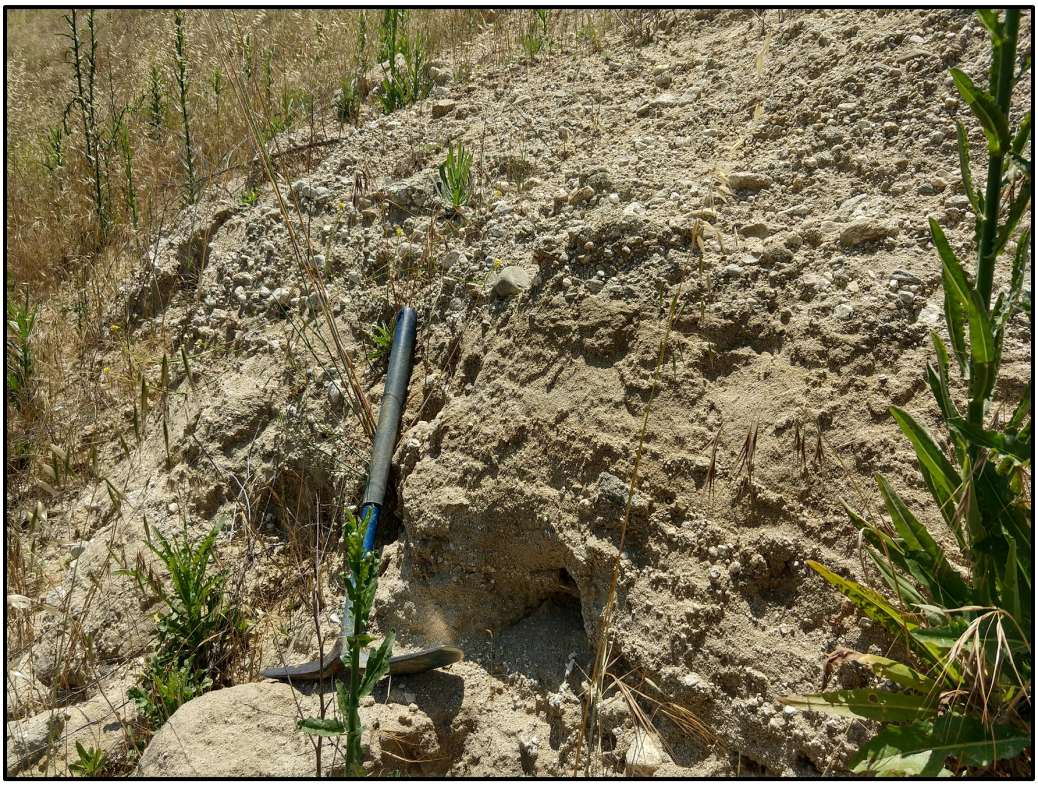


Plate 3: View of an outcrop of cemented gravelly sandstone within the project. Pick for scale.

VII. PALEONTOLOGICAL RESOURCE IMPACT MITIGATION PROGRAM

The presence of the fossiliferous middle Pliocene to lower Pleistocene middle member of the San Timoteo Formation mapped across the project ("Tstm" on Figures 3A and 3B), the recovery of fossils from the formation within and nearby the project site boundaries, and the "High" Paleontological Sensitivity assigned to the San Timoteo Formation for yielding paleontological resources all support the recommendation that paleontological monitoring be required during mass grading and excavation activities in undisturbed San Timoteo Formation sedimentary rocks in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Full-time monitoring is recommended starting at the surface. Paleontological monitoring of the young alluvial fan deposits, as mapped ("Qyf_5" on Figures 3A and 3B), is not warranted, since their potential to yield fossils is low. However, if, during earth disturbance activities, the San Timoteo Foundation is exposed beneath the overlying young alluvial fan deposits, monitoring should be initiated during periods in which the San Timoteo Formation will be impacted.

The specific guidelines implementing this recommendation are outlined below, which are consistent with the provisions of CEQA, the City of Beaumont, and the guidelines of the Society of Vertebrate Paleontology (2010) for any mass grading and excavation-related activities, including utility trenching, during construction within the project. Paleontological monitoring may be reduced at the discretion of the professional-level project paleontologist. The following guidelines of this PRIMP, when implemented, would allow potential impacts of paleontological resources to be reduced to a level below significant:

1. Paleontological monitoring should be initiated if, during earth disturbance activities, the San Timoteo Foundation is exposed beneath the overlying young alluvial fan deposits. Prior to the initiation of any grading, drilling, and/or excavation activities, a preconstruction meeting will be held and attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following discovery of any fossiliferous materials.
2. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed sediments of the San Timoteo Formation. Complete grading plans for each phase must be made available to the paleontologist or paleontological monitor prior to the start of any earth-moving activities for that phase.
3. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
4. Notification of fossil discoveries shall be immediately reported by the paleontologist or paleontological monitor to the City of Beaumont, the project owner or developer, and the consulting company overseeing development of the project.
5. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils will be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes will be taken on the map location and stratigraphy of the discovery site, and the discovery site will be photographed before it is vacated and the fossils are removed to a safe place.
6. Isolated fossils will be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes will be taken on the map location and

stratigraphy of the discovery site, and the discovery site will be photographed before it is vacated and the fossils are removed to a safe place.

7. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.
8. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010, p. 7), bulk sampling and screening is warranted of fine-grained sedimentary deposits (including carbonate-rich paleosols) if the deposits are identified to possess indications of producing fossil "microvertebrates," to test the feasibility of the deposit to yield fossil bones and teeth.
9. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).
10. The recovered specimens will be prepared to a point of identification and permanent preservation (not display), including screen-washing of sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time consuming than for accumulations of invertebrate fossils.
11. The prepared specimens, along with relevant information, will be curated into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (*e.g.*, the Western Science Center in Hemet, California). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. The Lead Agency may select another repository if it so desires.
12. A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location, will be prepared. The report, when submitted to, and accepted by, the appropriate Lead Agency, will signify satisfactory completion of the project program to mitigate impacts to any potential non-renewable paleontological resources (*i.e.*, fossils) that might have been lost or otherwise adversely affected without such a program in place.

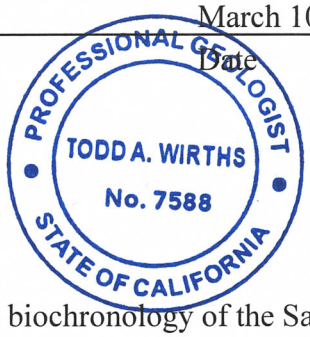
VIII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this paleontological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief, and have been compiled in accordance with CEQA criteria.

March 10, 2021

Todd A. Wirths, M.S.
Senior Paleontologist
California Professional Geologist No. 7588

Date



IX. REFERENCES

Albright, L.B., III. 1999a. Magnitostratigraphy and biochronology of the San Timoteo Badlands, southern California, with implications for local Pliocene-Pleistocene tectonic and depositional patterns: Geological Society of America Bulletin, v. 111; no. 9; p. 1265-1293; 18 figures; 2 tables.

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APPENDIX A

Qualifications of Key Personnel

Todd A. Wirths, MS, PG No. 7588

Senior Paleontologist

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: twirths@bfsa-ca.com

Education

Master of Science, Geological Sciences, San Diego State University, California **1995**

Bachelor of Arts, Earth Sciences, University of California, Santa Cruz **1992**

Professional Certifications

California Professional Geologist #7588, 2003
Riverside County Approved Paleontologist
San Diego County Qualified Paleontologist
Orange County Certified Paleontologist
OSHA HAZWOPER 40-hour trained; current 8-hour annual refresher

Professional Memberships

Board member, San Diego Geological Society
San Diego Association of Geologists; past President (2012) and Vice President (2011)
South Coast Geological Society
Southern California Paleontological Society

Experience

Mr. Wirths has more than a dozen years of professional experience as a senior-level paleontologist throughout southern California. He is also a certified California Professional Geologist. At BFSA, Mr. Wirths conducts on-site paleontological monitoring, trains and supervises junior staff, and performs all research and reporting duties for locations throughout Los Angeles, Ventura, San Bernardino, Riverside, Orange, San Diego, and Imperial Counties. Mr. Wirths was formerly a senior project manager conducting environmental investigations and remediation projects for petroleum hydrocarbon-impacted sites across southern California.

Selected Recent Reports

2019 *Paleontological Assessment for the Eastvale Self Storage Project, City of Eastvale, Riverside County, California.* Prepared for Gossett Development, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Resource Impact Mitigation Monitoring Program for the IPT Perris DC III Western/Nandina Project, Perris, Riverside County, California.* Prepared for IPT/Black Creek Group. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Assessment for the 10407 Elm Avenue Project, City of Fontana, San Bernardino County, California*. Prepared for Advantage Environmental Consultants, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Assessment for the 10575 Foothill Boulevard Project, City of Rancho Cucamonga, San Bernardino County, California*. Prepared for T&B Planning, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Resource Impact Mitigation Program (PRIMP) for the Speedway TPM 37676 Project, Temescal Valley, Riverside County, California.* Prepared for Speedway Development. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Assessment for the Natwar Project, Perris, Riverside County, California.* Prepared for Advantage Environmental Consultants, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Resource and Mitigation Monitoring Assessment, Beyond Food Mart, City of Perris, Riverside County, California.* Prepared for T&B Planning, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Assessment for the MorningStar Marguerite Project, Mission Viejo, Orange County, California.* Prepared for T&B Planning. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Monitoring Report for the West Markham Project (TR 33587), City of Perris, Riverside County, California*. Prepared for Markham JP/ARA, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Monitoring and Mitigation Report for the Artesa at Menifee Town Center Project Site, Sherman Road and La Piedra Road, Menifee, Riverside County, California.* Prepared for MBK Real Estate. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Monitoring Report, Diarq Residence, La Jolla, City of San Diego, San Diego County, California.* Prepared for West Way Drive, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Monitoring Report for the Nimitz Crossing Project, City of San Diego.* Prepared for Voltaire 24, LP. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Resource Impact Mitigation Program (PRIMP) for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California.* Prepared for JRT BP 1, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Monitoring Report for the Oceanside Beachfront Resort Project, Oceanside, San California.* Prepared for S.D. Malkin Properties. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Resource Impact Mitigation Program for the Nakase Project, Lake Forest, Orange County, San California.* Prepared for Glenn Lukos Associates, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

APPENDIX B

Paleontological Records Search Results

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

2 April 2019

Brian F. Smith & Associates, Inc.
14010 Poway Road, Suite A
Poway, CA 92064

Attn: Todd Wirths, Senior Paleontologist

re: Paleontological Resources Records Search for the proposed Jack Rabbit Trail Project, BFSA Project # 19-063, west of Beaumont, Riverside County, project area

Dear Todd:

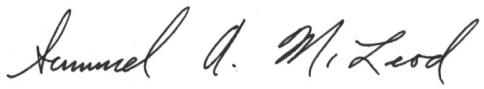
I have thoroughly searched our paleontology collection records for the locality and specimen data for the proposed Jack Rabbit Trail Project, BFSA Project # 19-063, west of Beaumont, Riverside County, project area as outlined on the portion of the El Casco USGS topographic quadrangle map that you sent to me via e-mail on 19 March 2019. We do not have any vertebrate fossil localities that lie within the boundaries of the proposed project area, but we do have localities nearby from the same sedimentary deposits that occur within the proposed project area.

In the drainages on the northern margin of the proposed project area there are surface exposures of younger Quaternary Alluvium. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are underlain by older sedimentary deposits at relatively shallow depth. Otherwise the entire proposed project area has exposures of the Plio-Pleistocene San Timoteo Formation. Our closest locality from the San Timoteo Formation is LACM 7620, just west of the southern-most portion of the proposed project area, that produced fossil specimens of camel, Camelidae. Further to the west we have a series of localities from the San Timoteo Formation in the Badlands, LACM (CIT) 133, LACM (CIT) 515, LACM 7618-7619 and LACM 7622. These localities all produced fossil specimens of horse, *Equus*, and camel, Camelidae.

Shallow excavations in the exposures of younger Quaternary Alluvium in the drainages in the proposed project area are unlikely to uncover any significant vertebrate fossils. Deeper excavations in those areas that extend down into older sedimentary deposits, as well as any excavations in the Plio-Pleistocene San Timoteo Formation exposed in the more elevated terrain of the proposed project area may well encounter significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

UC Museum of Paleontology Localities

Number of matches: 36

- Download your results (tab-delimited text file with .xls file extension, 36 lines, file size = 4.9 K)
- Map localities with a US county

Query: SELECT FROM ucmp_loc2 WHERE formation = "san timoteo" ORDER BY loc_prefix,cast(loc_num as unsigned integer),loc_suffix

Click on the Loc ID to see the full locality record

Loc ID	Coll	Locality Name	County	State / Province	Country	Cont	Period	Epoch	Formation	Member	Storage Age	Flora/Fauna
-3248	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3249	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3250	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3251	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3252	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3253	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3254	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3255	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3256	v	San Timoteo	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3257	v	San Timoteo 10	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3258	v	San Timoteo 11	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3259	v	San Timoteo 12	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3260	v	San Timoteo 13	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3261	v	San Timoteo 14	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3262	v	San Timoteo 15	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3263	v	San Timoteo 16	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
-3264	v	San Timoteo 17	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
RV7150	v		Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
RV9601	v	San Timoteo Paleomag. Site 157A	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9602	v	San Timoteo Paleomag. Site 160A	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9603	v	San Timoteo Paleomag. Site 160B	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9604	v	San Timoteo Paleomag. Site 164	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9605	v	San Timoteo	Riverside	California	United	North	Tertiary	Pliocene	San	Unit 3	Blancan	

		Paleomag. Site 164A	County		States	America			Timoteo			
RV9606	V	San Timoteo Paleomag. Site 176B	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9607	V	San Timoteo Paleomag. Site 177	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9608	V	San Timoteo Paleomag. Site 181A	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9609	V	San Timoteo Paleomag. Site 182	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 3	Blancan	
RV9610	V	San Timoteo Paleomag. Site 187	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 4	Blancan	
RV9611	V	San Timoteo Paleomag. Site 195	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo	Unit 4	Blancan	
RV9612	V	San Timoteo Paleomag. Site 202A	Riverside County	California	United States	North America	Tertiary	Pleistocene	San Timoteo	Unit 4	Irvingtonian	
RV9613	V	San Timoteo Paleomag. Site 304	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
RV9614	V	San Timoteo Paleomag. Site 311	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
RV9615	V	San Timoteo Paleomag. Site 313	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
RV9616	V	San Timoteo Paleomag. Site 350	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Irvingtonian	
RV9617	V	San Timoteo Paleomag. Site HTS	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	
V65406	V	San Timoteo Fm General	Riverside County	California	United States	North America	Tertiary	Pliocene	San Timoteo		Blancan	

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WESTERN SCIENCE CENTER

Brian F. Smith and Associates, Inc.
Todd Wirths, M.S.
14010 Poway Road, Suite A
Poway, CA 92064

March 2, 2021

Dear Mr. Wirths,

This letter presents the results of a record search conducted for the Beaumont Pointe Specific Plan Project in the city of Beaumont, Riverside County, California. The project site is located south of State Route 60 in Section 1, 2, and 12 of Township 3 South and Range 2 West on the El Casco CA USGS 7.5 minute topographic quadrangle.

The geologic unit underlying the project area is mapped primarily as San Timoteo Formation with small segments of alluvial sand and gravel deposits dating to the Holocene epoch (Dibblee, 2003). Holocene alluvial units have high preservation rates but are generally not considered to be paleontologically sensitive due to their more recent depositional dates. San Timoteo Formation deposits however are considered to be of high paleontological sensitivity. San Timoteo Formation sediments date from 3.5 million years ago to roughly 70,000 years ago and are well known to contain abundant fossil resources associated with both Pliocene and Pleistocene fauna. The Western Science Center does not have localities within the project area, but does have numerous localities within similarly mapped alluvial sediments within 1.5 miles from the project area. These localities are associated with the Southern California El Casco Substation Project and presented over 15,000 fossil specimens dating to roughly 1 million years old resources including those associated with Sabertooth cat (*Smilodon gracilis*), Ancient horse (*Equus sp*.), Ground Sloth (*Paramylodon*), and many other Pleistocene and Pliocene megafauna.

Any fossils recovered from the Beaumont Pointe Specific Plan Project area would be scientifically significant. Excavation activity associated with development of the area has the potential to impact the paleontologically sensitive Pliocene and Pleistocene units and it is the recommendation of the Western Science Center that a paleontological resource mitigation plan be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area. If you have any questions, or would like further information, please feel free to contact me at dradford@westerncentermuseum.org

Sincerely,



Darla Radford
Collections Manager

Beaumont Pointe

GREENHOUSE GAS ANALYSIS

CITY OF BEAUMONT

PREPARED BY:

Haseeb Qureshi
hqureshi@urbanxroads.com

Alyssa Tamase
atamase@urbanxroads.com

OCTOBER 13, 2022

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LIST OF ABBREVIATED TERMS

%	Percent
°C	Degrees Celsius
°F	Degrees Fahrenheit
(1)	Reference
2017 Scoping Plan	Final 2017 Scoping Plan Update
AB	Assembly Bill
AB 32	Global Warming Solutions Act of 2006
AB 1493	Pavley Fuel Efficiency Standards
AB 1881	California Water Conservation Landscaping Act of 2006
Annex I	Industrialized Nations
AQIA	*Beaumont Pointe Air Quality Impact Analysis*
BAU	Business As Usual
C_2F_6	Hexafluoroethane
C_2H_6	Ethane
CAA	Federal Clean Air Act
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGAPS	California LBNL GHG Analysis of Policies Spreadsheet
CALGreen	California Green Building Standards Code
CalSTA	California State Transportation Agency
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resource Board
CBSC	California Building Standards Commission
CEC	California Energy Commission
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CEQA Guidelines	*2019 CEQA Statute and Guidelines*
CDFA	California Department of Food and Agriculture
CF_4	Tetrafluoromethane
CFC	Chlorofluorocarbons
CFC-113	Trichlorotrifluoroethane
CH_4	Methane
City	City of Beaumont
CNRA	California Natural Resources Agency

CNRA 2009	2009 California Climate Adaptation Strategy
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
Convention	United Nation's Framework Convention on Climate Change
COP	Conference of the Parties
CPUC	California Public Utilities Commission
CTC	California Transportation Commission
DOF	Department of Finance
DWR	Department of Water Resources
EMFAC	Emission Factor Model
EPA	Environmental Protection Agency
EV	Electric Vehicle
FED	Functional Equivalent Document
GCC	Global Climate Change
Gg	Gigagram
GHGA	Greenhouse Gas Analysis
GO-Biz	Governor's Office of Business and Economic Development
GWP	Global Warming Potential
H_2O	Water
HFC	Hydrofluorocarbons
HDT	Heavy-Duty Trucks
HFC-23	Fluoroform
HFC-134a	1,1,1,2-tetrafluoroethane
HFC-152a	1,1-difluoroethane
HHDT	Heavy-Heavy-Duty Trucks
hp	Horsepower
IBANK	California Infrastructure and Economic Development Bank
IPCC	Intergovernmental Panel on Climate Change
IRP	Integrated Resource Planning
ISO	Independent System Operator
ITE	Institute of Transportation Engineers
kWh	Kilowatt Hours
lbs	Pounds
LBNL	Lawrence Berkeley National Laboratory
LCA	Life-Cycle Analysis
LCD	Liquid Crystal Display
LCFS	Low Carbon Fuel Standard or Executive Order S-01-07
LDA	Light-Duty Auto

LDT1/LDT2	Light-Duty Trucks
LEV III	Low-Emission Vehicle
LHDT1/LHDT2	Light-Heavy-Duty Trucks
LULUCF	Land-Use, Land-Use Change and Forestry
MCY	Motorcycles
MD	Medium Duty
MDT	Medium-Duty Trucks
MDV	Medium-Duty Vehicles
MHDT	Medium-Heavy-Duty Tucks
MMR	Mandatory Reporting Rule
$MMTCO_2e$	Million Metric Ton of Carbon Dioxide Equivalent
mpg	Miles Per Gallon
MPOs	Metropolitan Planning Organizations
$MMTCO_2e/yr$	Million Metric Ton of Carbon Dioxide Equivalent Per Year
MT/yr	Metric Tons Per Year
$MTCO_2e$	Metric Ton of Carbon Dioxide Equivalent
$MTCO_2e/yr$	Metric Ton of Carbon Dioxide Equivalent Per Year
MW	Megawatts
MWh	Megawatts Per Hour
MWELO	California Department of Water Resources' Model Water Efficient
N_2O	Nitrous Oxide
NDC	Nationally Determined Contributions
NF_3	Nitrogen Trifluoride
NHTSA	National Highway Traffic Safety Administration
NIOSH	National Institute for Occupational Safety and Health
NO_X	Nitrogen Oxides
Non-Annex I	Developing Nations
OAL	Office of Administrative Law
OPR	Office of Planning and Research
PFC	Perfluorocarbons
ppb	Parts Per Billion
ppm	Parts Per Million
ppt	Parts Per Trillion
Project	Beaumont Pointe
RPS	Renewable Portfolio Standards
RTP	Regional Transportation Plan
SAFE	Safer Affordable Fuel-Efficient Vehicles Rule

SB	Senate Bill
SB 32	California Global Warming Solutions Act of 2006
SB 375	Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies
SB 1078	Renewable Portfolio Standards
SB 1368	Statewide Retail Provider Emissions Performance Standards
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
Scoping Plan	California Air Resources Board Climate Change Scoping Plan
SCS	Sustainable Communities Strategy
sf	Square Feet
SF_6	Sulfur Hexaflouride
SGC	Strategic Growth Council
SHGC	Solar Heat Gain Coefficient
SLPS	Short-Lived Climate Pollutant Strategy
SP	Service Population
SR-60	State Route 60
SWCRB	State Water Resources Control Board
TA	*Jack Rabbit Trail Specific Plan Traffic Analysis*
TDM	Transportation Demand Measures
Title 20	Appliance Energy Efficiency Standards
Title 24	California Building Code
U.N.	United Nations
U.S.	United States
UNFCCC	United Nations' Framework Convention on Climate Change
URBEMIS	Urban Emissions
UTR	Utility Tractors
VFP	Vehicle Fueling Positions
VMT	Vehicle Miles Traveled
WCI	Western Climate Initiative
WRCOG	Western Riverside Council of Governments
WRI	World Resources Institute
ZE/NZE	Zero and Near-Zero Emissions
ZEV	Zero-Emissions Vehicles

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1 INTRODUCTION

This report presents the results of the GHGA prepared by Urban Crossroads, Inc., for the proposed Beaumont Pointe Project (Project). The purpose of this GHGA is to evaluate Project-related construction and operational emissions under the applicable regulatory framework and determine the level of GHG impacts as a result of constructing and operating the Project.

1.1 SITE LOCATION

The proposed Beaumont Pointe site is located south of the State Route 60 (SR-60) Freeway and west of Jack Rabbit Trail, in the City of Beaumont's sphere of influence, as shown on Exhibit 1-A. Existing land uses near the site consist mostly of vacant land with some nearby residential homes located north across SR-60.

1.2 PROJECT DESCRIPTION

As shown in Exhibit 1-B, the Project is proposed to consist of a maximum of 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel and a maximum of 5,000,000 sf of industrial uses comprised of 4,500,000 sf of high-cube fulfillment center use and 500,000 sf of general light industrial use. The Project would provide 128.8 acres of open space to accommodate landscaped manufactured slopes, fuel modification areas, and natural open space as a buffer to adjacent conservation area and 134.7 acres of open space – conservation. The open space – conservation area would be preserved as natural habitat as required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Associated improvements to the Project site would include, but are not limited to, paved roads, paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, signage, lighting, property walls, gates, solar photovoltaic (PV) systems comprising at least 20% of energy for the completed project, and fencing, including perimeter fencing for the Project site. For the purposes of this analysis, potential impacts have been assessed for three (3) development phases. These phases and their anticipated opening years are as follows:

- Phase 1 = 1,379,191 square feet of high-cube fulfillment center warehouse use (Opening Year 2023)
- Phase 1 + Phase 2 = 4,500,000 square feet of high-cube fulfillment center warehouse use and 500,000 square feet of general light industrial use (Opening Year 2025)
- Phase 3/Project Buildout = 4,500,000 square feet of high-cube fulfillment center warehouse use, 500,000 square feet of general light industrial use, and all uses within the general commercial area (Opening Year 2027)

As summarized in the *Jack Rabbit Trail Specific Plan Traffic Analysis* (TA) prepared by Urban Crossroads, Inc., Phase 1 of the Project is expected to generate a total of approximately 2,938 two-way trips per day which include 2,414 for passenger cars two-way trips per day and 524 truck two-way trips per day. Phase 2 of the Project is anticipated to generate a total of 12,066 two-way trips per day which include 9,826 for passenger cars two-way trips per day and 2,240 truck two-way trips per day. At Project Buildout, the Project will generate a total of 16,266 two-way trips per day which include 14,026 for passenger cars two-way trips per day and 2,240 truck two-way

trips per day (1). This study relies on the actual Project trips (as opposed to the passenger car equivalents) to account for the effect of individual truck trips on the study area roadway network.

EXHIBIT 1-A: LOCATION MAP

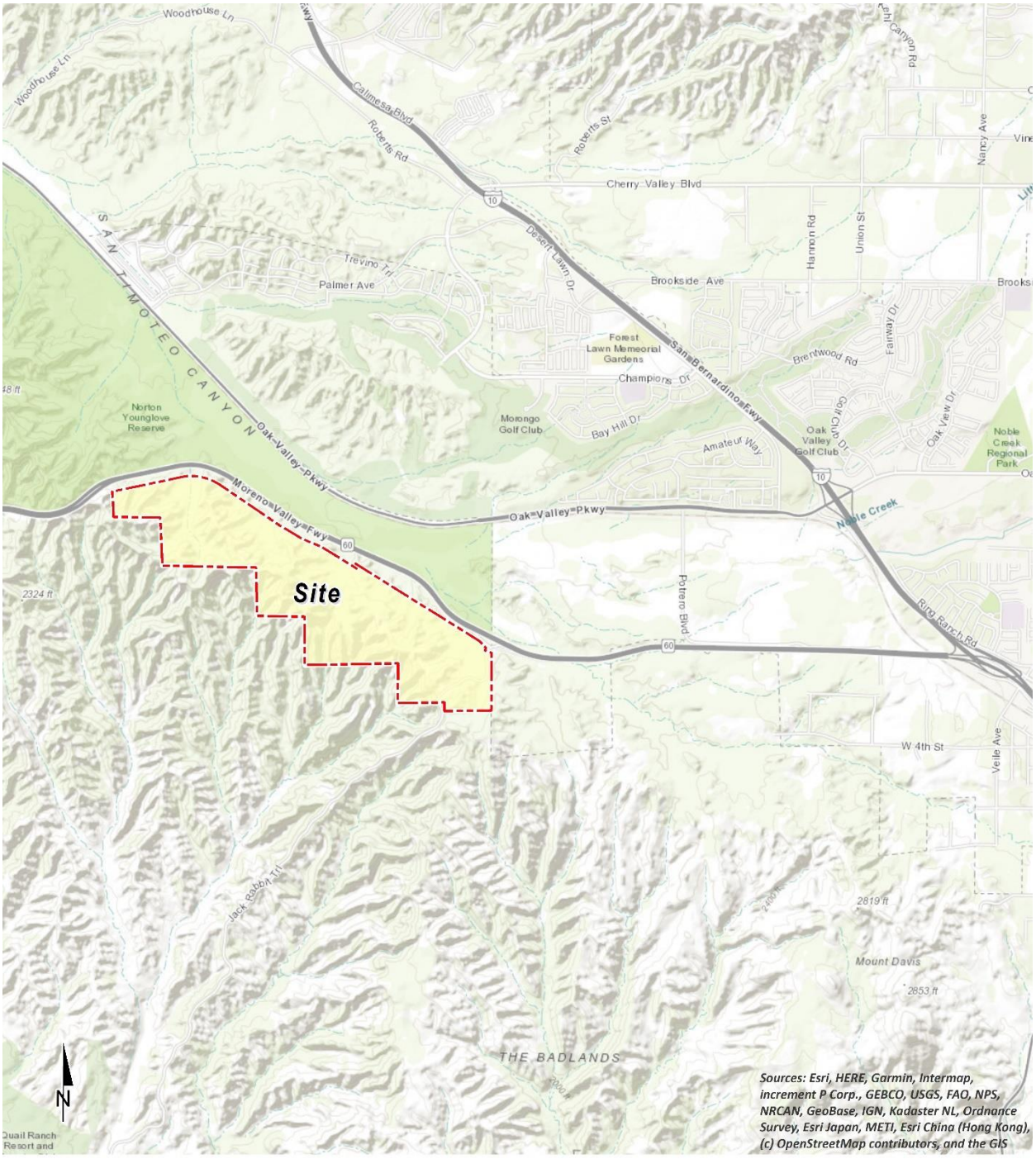
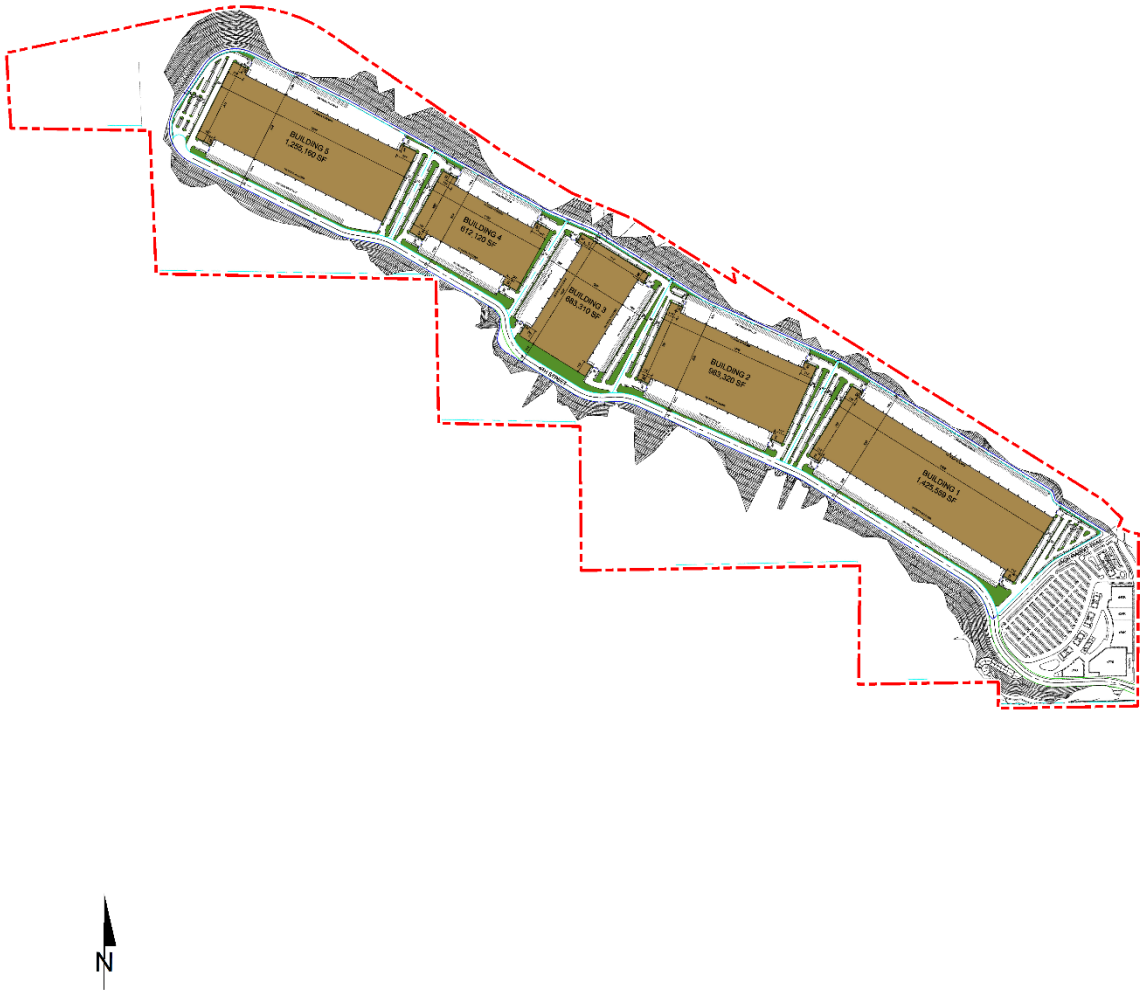


EXHIBIT 1-B: SITE PLAN



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2 CLIMATE CHANGE SETTING

2.1 INTRODUCTION TO GLOBAL CLIMATE CHANGE (GCC)

The majority of scientists believe that a climate shift in average meteorological conditions on the earth with respect to temperature, precipitation, and storms that has been taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases (GHGs) in the earth's atmosphere, including carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. The majority of scientists believe that this increased rate of climate change and GHGs results from human activity and industrialization over the past 200 years.

An individual project like the proposed Project evaluated in this GHGA cannot generate enough GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. Because these changes taken together may have serious environmental consequences, Section 3.0 will evaluate the potential for the proposed Project to have a significant direct or indirect effect upon the environment as a result of its potential contribution to the greenhouse effect.

2.2 GLOBAL CLIMATE CHANGE DEFINED

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms as a result of changes in global temperature. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO_2, N_2O, CH_4, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into the atmosphere by both natural and anthropogenic activity. The cumulative and increasing accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

2.3 GHGS

2.3.1 GHGS AND HEALTH EFFECTS

GHGs trap heat in the atmosphere, creating a GHG effect that results in climate change including global warming. Many gases demonstrate these properties and as discussed in Table 2-1. For the purposes of this analysis, emissions of CO_2, CH_4, and N_2O were evaluated (see Table 3-1 later in this report) because these gases are the primary contributors to GCC from development projects.

TABLE 2-1: GHGS

GHGs	Description	Sources	Health Effects
Carbon Dioxide (CO_2)	CO_2 is an odorless and colorless GHG. Since the industrial revolution began in the mid-1700s, the sort of human activity that increases GHG emissions has increased dramatically in scale and distribution. Data from the past 50 years suggests a corollary increase in levels and concentrations. As an example, prior to the industrial revolution, CO_2 concentrations were fairly stable at 280 parts per million (ppm). Today, they are around 370 ppm, an increase of more than 30%. Left unchecked, the concentration of CO_2 in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources (2).	CO_2 is emitted from natural and artificial sources. Natural sources include: the decomposition of dead organic matter; respiration of bacteria, plants, animals and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources include: the burning of coal, oil, natural gas, and wood. CO_2 is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks (3).	Outdoor levels of CO_2 are not high enough to result in negative health effects. According to the National Institute for Occupational Safety and Health (NIOSH) high concentrations of CO_2 can result in health effects such as: headaches, dizziness, restlessness, difficulty breathing, sweating, increased heart rate, increased cardiac output, increased blood pressure, coma, asphyxia, and/or convulsions. It should be noted that current concentrations of CO_2 in the earth's atmosphere are estimated to be approximately 370 ppm, the actual reference exposure level (level at which adverse health effects typically occur) is at exposure levels of 5,000 ppm averaged over 10 hours in a 40-hour workweek and short-term reference exposure levels of 30,000 ppm averaged over a 15 minute period (4).
Methane (CH_4)	CH_4 is an extremely effective absorber of radiation, although its atmospheric concentration is less than CO_2 and its lifetime in the atmosphere is brief (10-12 years), compared to other GHGs.	CH_4 has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the	CH_4 is extremely reactive with oxidizers, halogens, and other halogen-containing compounds. Exposure to high levels of CH_4 can cause asphyxiation, loss of consciousness, headache and dizziness, nausea and vomiting, weakness, loss of coordination, and an increased breathing rate.

GHGs	Description	Sources	Health Effects
		last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropocentric sources include fossil-fuel combustion and biomass burning (5).	
Nitrous Oxide (N_2O)	N_2O, also known as laughing gas, is a colorless GHG. Concentrations of N_2O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion (ppb).	N_2O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, i.e., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars. N_2O can be transported into the stratosphere, be deposited on the earth's surface, and be converted to other compounds by chemical reaction (6).	N_2O can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses, it is considered harmless. However, in some cases, heavy and extended use can cause Olney's Lesions (brain damage) (6).

GHGs	Description	Sources	Health Effects
Chlorofluorocarbons (CFCs)	CFCs are gases formed synthetically by replacing all hydrogen atoms in CH_4 or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the earth's surface).	CFCs have no natural source but were first synthesized in 1928. They were used for refrigerants, aerosol propellants and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining steady or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years (7).	In confined indoor locations, working with trichlorotrifluoroethane (CFC-113) or other CFCs is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation.
Hydrofluorocarbons (HFCs)	HFCs are synthetic chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential (GWP). The HFCs with the largest measured atmospheric abundances are (in order), Fluoroform (HFC-23), 1,1,1,2-tetrafluoroethane (HFC-134a), and 1,1-difluoroethane (HFC-152a). Prior to 1990, the only significant emissions were of HFC-23. HCF-134a emissions are increasing due to its use as a refrigerant.	HFCs are manufactured for applications such as automobile air conditioners and refrigerants.	No health effects are known to result from exposure to HFCs.

GHGs	Description	Sources	Health Effects
Perfluorocarbons (PFCs)	PFCs have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays, which occur about 60 kilometers above earth's surface, are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF_4) and hexafluoroethane (C_2F_6). The EPA estimates that concentrations of CF_4 in the atmosphere are over 70 parts per trillion (ppt).	The two main sources of PFCs are primary aluminum production and semiconductor manufacture.	No health effects are known to result from exposure to PFCs.
Sulfur Hexaflouride (SF_6)	SF_6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated (23,900) (8). The EPA indicates that concentrations in the 1990s were about 4 ppt.	SF_6 is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.	In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing.
Nitrogen Trifluoride (NF_3)	NF_3 is a colorless gas with a distinctly moldy odor. The World Resources Institute (WRI) indicates that NF_3 has a 100-year GWP of 17,200 (9).	NF_3 is used in industrial processes and is produced in the manufacturing of semiconductors, Liquid Crystal Display (LCD) panels, types of solar panels, and chemical lasers.	Long-term or repeated exposure may affect the liver and kidneys and may cause fluorosis (10).

2.4 GLOBAL WARMING POTENTIAL (GWP)

The Intergovernmental Panel on Climate Change (IPCC) was established in 1988 by the World Meteorological Organization and the United Nations Environment Programme to provide the world with a scientific perspective on climate change and its potential effects. The IPCC has examined the impacts of GHGs and evaluated them based on their varying GWP values. GWP of a GHG indicates the amount of warming a gas cause over a given period of time and represents the potential of a gas to trap heat in the atmosphere. CO_2 is utilized as the reference gas for

GWP, and thus has a GWP of 1. CO_2 equivalent (CO_2e) is a term used for describing the difference GHGs in a common unit. CO_2e signifies the amount of CO_2 which would have the equivalent GWP.

The atmospheric lifetime and GWP of selected GHGs are summarized at Table 2-2. As shown in the table below. The IPCC's 2nd Assessment Report which examined the scientific and socio-economic assessment on climate change determined GWP ranges from 1 for CO_2 to 23,900 for SF_6, and GWP for the IPCC's 5th Assessment Report range from 1 for CO_2 to 23,500 for SF_6 (11).

TABLE 2-2: GWP AND ATMOSPHERIC LIFETIME OF SELECT GHGS

Gas	Atmospheric Lifetime (years)	GWP (100-year time horizon)	
		2nd Assessment Report	5th Assessment Report
CO_2	See*	1	1
CH_4	12 .4	21	28
N_2O	121	310	265
HFC-23	222	11,700	12,400
HFC-134a	13.4	1,300	1,300
HFC-152a	1.5	140	138
SF_6	3,200	23,900	23,500

*As per Appendix 8.A. of IPCC's 5th Assessment Report, no single lifetime can be given.
Source: Table 2.14 of the IPCC Fourth Assessment Report, 2007

2.5 GHG EMISSIONS INVENTORIES

2.5.1 GLOBAL

Worldwide anthropogenic GHG emissions are tracked by the IPCC for industrialized nations (referred to as Annex I) and developing nations (referred to as Non-Annex I). Human GHG emissions data for Annex I nations are available through 2018. Based on the latest available data, the sum of these emissions totaled approximately 28,768,439 gigagram (Gg) CO_2e[1] (12) (13) as summarized on Table 2-3.

2.5.2 UNITED STATES

As noted in Table 2-3, the United States, as a single country, was the number two producer of GHG emissions in 2018.

[1] The global emissions are the sum of Annex I and non-Annex I countries, without counting Land-Use, Land-Use Change and Forestry (LULUCF). For countries without 2018 data, the United Nations' Framework Convention on Climate Change (UNFCCC) data for the most recent year were used U.N. Framework Convention on Climate Change, "Annex I Parties – GHG total without LULUCF," The most recent GHG emissions for China and India are from 2014 and 2010, respectively.

TABLE 2-3: TOP GHG PRODUCING COUNTRIES AND THE EUROPEAN UNION [2]

Emitting Countries	GHG Emissions (Gg CO_2e)
China	12,300,200
United States	6,676,650
European Union (28-member countries)	4,232,274
Russian Federation	2,220,123
India	2,100,850
Japan	1,238,343
Total	**28,768,439**

2.5.3 STATE OF CALIFORNIA

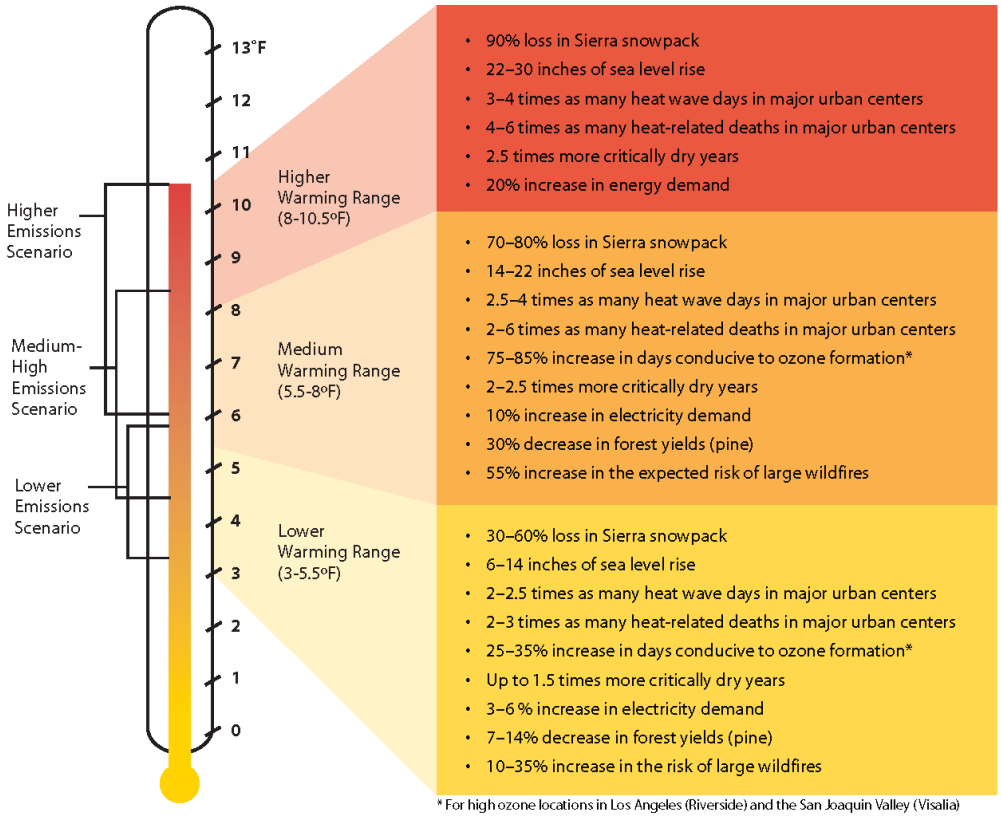
California has significantly slowed the rate of growth of GHG emissions due to the implementation of legislation, regulations, energy efficiency programs as well as adoption of strict emission controls, but is still a contributor to the United States (U.S.) emissions inventory total (14). The California Air Resource Board (CARB) compiles GHG inventories for the State of California. Based upon the 2019 GHG inventory data (i.e., the latest year for which data are available) for the 2000-2018 GHG emissions period, California emitted an average 425.3 million $MTCO_2e$ per year ($MMTCO_2e/yr$) or 425,320 Gg CO_2e (6.37% of the total United States GHG emissions) (15). Based on data published by the U.S. Energy Information Administration, California's per capita (9.12 metric tons) GHG emissions are much less than the nationwide per capita (15.8 metric ton) average (16).

2.6 EFFECTS OF CLIMATE CHANGE IN CALIFORNIA

Climate change will likely cause shifts in weather patterns, potentially resulting in changes in rainfall levels and volumes, resulting in flooding or droughts, increased wildfire risk, impair habitats for threatened and endangered species, and cause food shortages in some areas (17), among other climate change results. The potential health effects related directly to the emissions of CO_2, CH_4, and N_2O as they relate to development projects are still being debated in the scientific community. Their cumulative effects to GCC have the potential to cause adverse effects to human health. Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also believe that higher ambient temperatures could affect disease survival rates and result in more widespread disease. The potential risks from climate change to California are shown on Exhibit 2-A, and include impacts to public health, water resources, agriculture, coastal sea level, forest and biological resources, and energy.

[2] Used http://unfccc.int data for Annex I countries. Consulted the CAIT Climate Data Explorer in https://www.climatewatchdata.org site to reference Non-Annex I countries of China and India.

EXHIBIT 2-A: SUMMARY OF PROJECTED GLOBAL WARMING IMPACT, 2070-2099 (AS COMPARED WITH 1961-1990)



Source: Barbara H. Allen-Diaz. "Climate change affects us all." *University of California, Agriculture and Natural Resources*, 2009.

2.6.1 PUBLIC HEALTH

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35% under the lower warming range to 75 to 85% under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. As stated in *Our Changing Climate: Assessing the Risks to California* (18) large wildfires could become up to 55% more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

2.6.2 WATER RESOURCES

A vast network of manufactured reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system from northern California relies on the Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, and result in a drier Colorado River, increasing the risk of summer water shortages.

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90%. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. How much snowpack could be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snowpack could pose challenges to water managers and hamper hydropower generation. Winter tourism could be adversely affected, under the lower warming range, the ski season at lower elevations could be reduced by as much as a month. If temperatures reach the higher warming range and precipitation declines, there might be many years with insufficient snow for skiing and snowboarding.

The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta – a major fresh water supply.

2.6.3 AGRICULTURE

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could possibly lose as much as 25% of the water supply needed. Although higher CO_2 levels can stimulate plant production and increase plant water-use efficiency, California's farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate ozone pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits and nuts.

In addition, continued GCC could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the

emerging gaps. Continued GCC could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

2.6.4 EFFECTS ON SPECIES

GCC has the potential to alter natural ecosystems and biological diversity. As the existing climate throughout California changes, the ranges of various plant and wildlife species could shift or shrink, as rainfall and temperatures changes occur, and wildfires increase. This could result in impacts to the viability of various habitats throughout the state and of certain threatened and endangered species.

2.6.5 RISING SEA LEVELS

Although not relevant to the Project area, rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the state's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12-14 inches.

2.7 REGULATORY SETTING FOR GCC

2.7.1 INTERNATIONAL

Climate change is a global issue involving GHG emissions from all around the world; therefore, international organizations and countries such as the ones discussed below have made an effort to reduce GHGs.

IPCC

In 1988, the United Nations (U.N.) and the World Meteorological Organization established the IPCC to assess the scientific, technical and socioeconomic information relevant to understanding the scientific basis of risk of human-induced climate change, its potential impacts, and options for adaptation and mitigation.

UNITED NATION'S FRAMEWORK CONVENTION ON CLIMATE CHANGE (CONVENTION)

On March 21, 1994, the U.S. joined a number of countries around the world in signing the Convention. Under the Convention, governments gather and share information on GHG emissions, national policies, and best practices; launch national strategies for addressing GHG emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change.

INTERNATIONAL CLIMATE CHANGE TREATIES

The Kyoto Protocol is an international agreement linked to the Convention. The major feature of the Kyoto Protocol is that it sets binding targets for 37 industrialized countries and the European community for reducing GHG emissions at an average of 5% against 1990 levels over

the five-year period 2008–2012. The Convention (as discussed above) encouraged industrialized countries to stabilize emissions; however, the Protocol commits them to do so. Developed countries have contributed more emissions over the last 150 years; therefore, the Protocol places a heavier burden on developed nations under the principle of "common but differentiated responsibilities."

In 2001, President George W. Bush indicated that he would not submit the treaty to the U.S. Senate for ratification, which effectively ended American involvement in the Kyoto Protocol. In December 2009, international leaders met in Copenhagen to address the future of international climate change commitments post-Kyoto. No binding agreement was reached in Copenhagen; however, the Committee identified the long-term goal of limiting the maximum global average temperature increase to no more than 2 degrees Celsius (°C) above pre-industrial levels, subject to a review in 2015. The UN Climate Change Committee held additional meetings in Durban, South Africa in November 2011; Doha, Qatar in November 2012; and Warsaw, Poland in November 2013. The meetings are gradually gaining consensus among participants on individual climate change issues.

On September 23, 2014 more than 100 Heads of State and Government and leaders from the private sector and civil society met at the Climate Summit in New York hosted by the U.N. At the Summit, heads of government, business and civil society announced actions in areas that would have the greatest impact on reducing emissions, including climate finance, energy, transport, industry, agriculture, cities, forests, and building resilience.

Parties to the U.N. Framework Convention on Climate Change (UNFCCC) reached a landmark agreement on December 12, 2015 in Paris, charting a fundamentally new course in the two-decade-old global climate effort. Culminating a four-year negotiating round, the new treaty ends the strict differentiation between developed and developing countries that characterized earlier efforts, replacing it with a common framework that commits all countries to put forward their best efforts and to strengthen them in the years ahead. This includes, for the first time, requirements that all parties report regularly on their emissions and implementation efforts and undergo international review.

The agreement and a companion decision by parties were the key outcomes of the conference, known as the 21st session of the UNFCCC Conference of the Parties (COP) 21. Together, the Paris Agreement and the accompanying COP decision:

- Reaffirm the goal of limiting global temperature increase well below 2°C, while urging efforts to limit the increase to 1.5 degrees;
- Establish binding commitments by all parties to make "nationally determined contributions" (NDCs), and to pursue domestic measures aimed at achieving them;
- Commit all countries to report regularly on their emissions and "progress made in implementing and achieving" their NDCs, and to undergo international review;
- Commit all countries to submit new NDCs every five years, with the clear expectation that they will "represent a progression" beyond previous ones;

- Reaffirm the binding obligations of developed countries under the UNFCCC to support the efforts of developing countries, while for the first time encouraging voluntary contributions by developing countries too;
- Extend the current goal of mobilizing $100 billion a year in support by 2020 through 2025, with a new, higher goal to be set for the period after 2025;
- Extend a mechanism to address "loss and damage" resulting from climate change, which explicitly will not "involve or provide a basis for any liability or compensation;"
- Require parties engaging in international emissions trading to avoid "double counting;" and
- Call for a new mechanism, similar to the Clean Development Mechanism under the Kyoto Protocol, enabling emission reductions in one country to be counted toward another country's NDC (C2ES 2015a) (19).

On November 4, 2019, the Trump administration formally notified the U.N. that the U.S. would withdraw from the Paris Agreement, which became effective one year after the notification in 2020. On January 20, 2020, President Biden signed the instrument to bring the U.S. back into the Paris Agreement. On February 19, 2021, The U.S. officially rejoined the Paris Agreement.

2.7.1 FEDERAL

The following are actions regarding direct and indirect regulations by the federal government concerning GHGs and fuel efficiency.

GHG ENDANGERMENT

In *Massachusetts v. Environmental Protection Agency* (EPA) 549 U.S. 497 (2007), decided on April 2, 2007, the U.S. Supreme Court (Supreme Court) found that four GHGs, including CO_2, are air pollutants subject to regulation under Section 202(a)(1) of the Federal Clean Air Act (CAA). The Court held that the EPA Administrator must determine whether emissions of GHGs from new motor vehicles cause or contribute to air pollution, which may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. On December 7, 2009, the EPA Administrator signed two distinct findings regarding GHGs under section 202(a) of the CAA:

- Endangerment Finding: The Administrator finds that the current and projected concentrations of the six key well-mixed GHGs— CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6—in the atmosphere threaten the public health and welfare of current and future generations.
- Cause or Contribute Finding: The Administrator finds that the combined emissions of these well-mixed GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution, which threatens public health and welfare.

These findings do not impose requirements on industry or other entities. However, this was a prerequisite for implementing GHG emissions standards for vehicles, as discussed in the section "Clean Vehicles" below. After a lengthy legal challenge, the Supreme Court declined to review an Appeals Court ruling that upheld the EPA Administrator's findings (20).

CLEAN VEHICLES

Auto and truck emissions are a major contributor to GHG; fuel economy, therefore, is an important component to lowering GHG emissions. Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the U.S. On April 1, 2010, the EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced a joint final rule establishing a national program that would reduce GHG emissions and improve fuel economy for new cars and trucks sold in the U.S.

The first phase of the national program applies to passenger cars, light-duty trucks, and medium-duty (MD) passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of CO_2 per mile, equivalent to 35.5 miles per gallon (mpg) if the automobile industry were to meet this CO_2 level solely through fuel economy improvements. Together, these standards would cut CO_2 emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012–2016). The EPA and the NHTSA issued final rules on a second-phase joint rulemaking establishing national standards for light-duty vehicles for model years 2017 through 2025 in August 2012. The new standards for model years 2017 through 2025 apply to passenger cars, light-duty trucks, and MD passenger vehicles. The final standards are projected to result in an average industry fleetwide level of 163 grams/mile of CO_2 in model year 2025, which is equivalent to 54.5 mpg if achieved exclusively through fuel economy improvements.

The EPA and the U.S. Department of Transportation issued final rules for the first national standards to reduce GHG emissions and improve fuel efficiency of heavy-duty trucks (HDT) and buses on September 15, 2011, effective November 14, 2011. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20% reduction in CO_2 emissions and fuel consumption by the 2018 model year. For HDT and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10% reduction for gasoline vehicles and a 15% reduction for diesel vehicles by the 2018 model year (12 and 17% respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the engine and vehicle standards would achieve up to a 10% reduction in fuel consumption and CO_2 emissions from the 2014 to 2018 model years.

On August 2, 2018, the NHTSA in conjunction with the EPA, released a notice of proposed rulemaking, the *Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks* (SAFE Vehicles Rule). The SAFE Vehicles Rule was proposed to amend exiting Corporate Average Fuel Economy (CAFE) and tailpipe CO_2 standards for passenger cars and light trucks and to establish new standards covering model years 2021 through 2026. As of March 31, 2020, the NHTSA and EPA finalized the SAFE Vehicle Rule which increased stringency of CAFE and CO_2 emissions standards by 1.5% each year through model year 2026 (21).

MANDATORY REPORTING OF GHGS

The Consolidated Appropriations Act of 2008, passed in December 2007, requires the establishment of mandatory GHG reporting requirements. On September 22, 2009, the EPA issued the Final Mandatory Reporting of GHGs Rule, which became effective January 1, 2010. The rule requires reporting of GHG emissions from large sources and suppliers in the U.S. and is intended to collect accurate and timely emissions data to inform future policy decisions. Under the rule, suppliers of fossil fuels or industrial GHGs, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons per year (MT/yr) or more of GHG emissions are required to submit annual reports to the EPA.

NEW SOURCE REVIEW

The EPA issued a final rule on May 13, 2010, that establishes thresholds for GHGs that define when permits under the New Source Review Prevention of Significant Deterioration and Title V Operating Permit programs are required for new and existing industrial facilities. This final rule "tailors" the requirements of these CAA permitting programs to limit which facilities will be required to obtain Prevention of Significant Deterioration and Title V permits. In the preamble to the revisions to the Federal Code of Regulations, the EPA states:

> *"This rulemaking is necessary because without it the Prevention of Significant Deterioration and Title V requirements would apply, as of January 2, 2011, at the 100 or 250 tons per year levels provided under the CAA, greatly increasing the number of required permits, imposing undue costs on small sources, overwhelming the resources of permitting authorities, and severely impairing the functioning of the programs. EPA is relieving these resource burdens by phasing in the applicability of these programs to GHG sources, starting with the largest GHG emitters. This rule establishes two initial steps of the phase-in. The rule also commits the agency to take certain actions on future steps addressing smaller sources but excludes certain smaller sources from Prevention of Significant Deterioration and Title V permitting for GHG emissions until at least April 30, 2016."*

The EPA estimates that facilities responsible for nearly 70% of the national GHG emissions from stationary sources will be subject to permitting requirements under this rule. This includes the nation's largest GHG emitters—power plants, refineries, and cement production facilities.

STANDARDS OF PERFORMANCE FOR GHG EMISSIONS FOR NEW STATIONARY SOURCES: ELECTRIC UTILITY GENERATING UNITS

As required by a settlement agreement, the EPA proposed new performance standards for emissions of CO_2 for new, affected, fossil fuel-fired electric utility generating units on March 27, 2012. New sources greater than 25 megawatts (MW) would be required to meet an output-based standard of 1,000 pounds (lbs) of CO_2 per MW-hour (MWh), based on the performance of widely used natural gas combined cycle technology. It should be noted that on February 9, 2016 the Supreme Court issued a stay of this regulation pending litigation. Additionally, the current EPA Administrator has also signed a measure to repeal the Clean Power Plan, including the CO_2

standards. The Clean Power Plan was officially repealed on June 19, 2019, when the EPA issued the final Affordable Clean Energy rule (ACE). Under ACE, new state emission guidelines were established that provided existing coal-fired electric utility generating units with achievable standards.

CAP-AND-TRADE

Cap-and-trade refers to a policy tool where emissions are limited to a certain amount and can be traded or provides flexibility on how the emitter can comply. Successful examples in the U.S. include the Acid Rain Program and the N_2O Budget Trading Program and Clean Air Interstate Rule in the northeast. There is no federal GHG cap-and-trade program currently; however, some states have joined to create initiatives to provide a mechanism for cap-and-trade.

The Regional GHG Initiative is an effort to reduce GHGs among the states of Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New York, Rhode Island, and Vermont. Each state caps CO_2 emissions from power plants, auctions CO_2 emission allowances, and invests the proceeds in strategic energy programs that further reduce emissions, save consumers money, create jobs, and build a clean energy economy. The Initiative began in 2008 and in 2020 has retained all participating states.

The Western Climate Initiative (WCI) partner jurisdictions have developed a comprehensive initiative to reduce regional GHG emissions to 15% below 2005 levels by 2020. The partners were originally California, British Columbia, Manitoba, Ontario, and Quebec. However, Manitoba and Ontario are not currently participating. California linked with Quebec's cap-and-trade system January 1, 2014, and joint offset auctions took place in 2015. The WCI has yet to publish whether it has successfully reached the 2020 emissions goal initiative set in 2007.

SMARTWAY PROGRAM

The SmartWay Program is a public-private initiative between the EPA, large and small trucking companies, rail carriers, logistics companies, commercial manufacturers, retailers, and other federal and state agencies. Its purpose is to improve fuel efficiency and the environmental performance (reduction of both GHG emissions and air pollution) of the goods movement supply chains. SmartWay is comprised of four components (22):

1. SmartWay Transport Partnership: A partnership in which freight carriers and shippers commit to benchmark operations, track fuel consumption, and improve performance annually.
2. SmartWay Technology Program: A testing, verification, and designation program to help freight companies identify equipment, technologies, and strategies that save fuel and lower emissions.
3. SmartWay Vehicles: A program that ranks light-duty cars and small trucks and identifies superior environmental performers with the SmartWay logo.
4. SmartWay International Interests: Guidance and resources for countries seeking to develop freight sustainability programs modeled after SmartWay.

SmartWay effectively refers to requirements geared towards reducing fuel consumption. Most large trucking fleets driving newer vehicles are compliant with SmartWay design requirements. Moreover, over time, all HDTs will have to comply with CARB GHG Regulation that is designed

with the SmartWay Program in mind, to reduce GHG emissions by making them more fuel-efficient. For instance, in 2015, 53 foot or longer dry vans or refrigerated trailers equipped with a combination of SmartWay-verified low-rolling resistance tires and SmartWay-verified aerodynamic devices would obtain a total of 10% or more fuel savings over traditional trailers.

Through the SmartWay Technology Program, the EPA has evaluated the fuel saving benefits of various devices through grants, cooperative agreements, emissions and fuel economy testing, demonstration projects and technical literature review. As a result, the EPA has determined the following types of technologies provide fuel saving and/or emission reducing benefits when used properly in their designed applications, and has verified certain products:

- Idle reduction technologies – less idling of the engine when it is not needed would reduce fuel consumption.
- Aerodynamic technologies minimize drag and improve airflow over the entire tractor-trailer vehicle. Aerodynamic technologies include gap fairings that reduce turbulence between the tractor and trailer, side skirts that minimize wind under the trailer, and rear fairings that reduce turbulence and pressure drop at the rear of the trailer.
- Low rolling resistance tires can roll longer without slowing down, thereby reducing the amount of fuel used. Rolling resistance (or rolling friction or rolling drag) is the force resisting the motion when a tire rolls on a surface. The wheel will eventually slow down because of this resistance.
- Retrofit technologies include things such as diesel particulate filters, emissions upgrades (to a higher tier), etc., which would reduce emissions.
- Federal excise tax exemptions.

2.7.2 CALIFORNIA

California has taken many steps to decrease GHG through Executive Orders, legislation, and regulations, not all of which apply to the Project. However, this section discusses all significant actions to present a robust description of state actions taken concerning Climate Change and GHG reduction.

2.7.2.1 ACTIONS TO REDUCE GHGS

The State of California legislature has enacted a series of bills that constitute the most aggressive program to reduce GHGs of any state in the nation and Executive Orders which provide guidance for some legislation and additional requirements applicable to state agencies only. Some legislation such as the landmark AB 32 was specifically enacted to address GHG emissions. Other legislation and regulations such as Title 24 and Title 20 energy standards were originally adopted for other purposes such as energy and water conservation, but also provide GHG reductions. This section describes the major actions.

EXECUTIVE ORDER S-3-05

Former California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S-3-05, the following reduction targets for GHG emissions:

- By 2010, reduce GHG emissions to 2000 levels.

- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80% below 1990 levels.

The 2050 reduction goal represents what some scientists believe is necessary to reach levels that will stabilize the climate. The 2020 goal was established to be a mid-term target. Because this is an executive order, the goals are not legally enforceable for local governments or the private sector and, as with all Executive Orders, do not apply to this Project. *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497.

EXECUTIVE ORDER S-13-08

Executive Order S-13-08 states that "climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California's economy, to the health and welfare of its population and to its natural resources." Pursuant to the requirements in the Order, the 2009 California Climate Adaptation Strategy (CNRA 2009) was adopted, which is the "…first statewide, multi-sector, region-specific, and information-based climate change adaptation strategy in the United States." Objectives include analyzing risks of climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

EXECUTIVE ORDER S-01-07 – LCFS

Executive Order S-01-07, signed on January 18, 2007, mandates that a statewide goal shall be established to reduce the carbon intensity of California's transportation fuels by at least 10% by 2020. In particular, the Executive Order established a LCFS and directed the Secretary for Environmental Protection to coordinate the actions of the CEC, CARB, the University of California, and other agencies to develop and propose protocols for measuring the "life-cycle carbon intensity" of transportation fuels. This analysis supporting development of the protocols was included in the State Implementation Plan for alternative fuels (State Alternative Fuels Plan adopted by CEC on December 24, 2007) and was submitted to CARB for consideration as an "early action" item under AB 32. CARB adopted the LCFS on April 23, 2009.

CARB approved the LCFS regulation in 2009 and began implementation on January 1, 2011. CARB approved some amendments to the LCFS in December 2011, which were implemented on January 1, 2013. In September 2015, CARB approved the re-adoption of the LCFS, which became effective on January 1, 2016, to address procedural deficiencies in the way the original regulation was adopted. In 2018, CARB approved amendments to the regulation, which included strengthening and smoothing the carbon intensity benchmarks through 2030 in-line with California's 2030 GHG emission reduction target enacted through SB 32, adding new crediting opportunities to promote zero emission vehicle adoption, alternative jet fuel, carbon capture and sequestration, and advanced technologies to achieve deep decarbonization in the transportation sector.

EXECUTIVE ORDER B-30-15

The GHG reduction target of 40% below 1990 levels by 2030 in this 2015 Executive Order was subsequently codified in SB 32. It directs CARB to update the Climate Change Scoping Plan to

express the 2030 target in terms of $MMTCO_2e$. The Order also requires the state's climate adaptation plan to be updated every three years, and for the State to continue its climate change research program, among other provisions. As with Executive Order S-3-05, this Order is not legally enforceable for local governments and the private sector and does not apply to this Project.

EXECUTIVE ORDER B-55-18 AND SB 100

Executive Order B-55-18 and SB 100. SB 100 and Executive Order B-55-18 were signed in 2018. Before then, 25% of retail sales were required to be from renewable sources by December 31, 2016, 33% by December 31, 2020, 40% by December 31, 2024, 45% by December 31, 2027, and 50% by December 31, 2030. SB 100 raised California's RPS requirement to 50% renewable resources target by December 31, 2026 and established a 60% target by December 31, 2030. SB 100 also required that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030. In addition to targets under AB 32 and SB 32, Executive Order B-55-18 established a carbon neutrality goal for the state of California by 2045, and sets a goal to maintain net negative emissions thereafter. The Executive Order directed the California Natural Resources Agency (CNRA), California Environmental Protection Agency (CalEPA), the Department of Food and Agriculture (CDFA), and CARB to include sequestration targets in the Natural and Working Lands Climate Change Implementation Plan consistent with the carbon neutrality goal.

AB 32

In 2006, the California State Legislature enacted AB 32, the Global Warming Solutions Act, which requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. "GHGs" as defined under AB 32 include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. Since AB 32 was enacted, a seventh chemical, nitrogen trifluoride, has also been added to the list of GHGs. The Act required CARB to determine the 1990 statewide GHG emissions level and approve a statewide GHG emissions limit to be achieved by 2020 by adopting regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. CARB is the state agency charged with monitoring and regulating sources of GHGs.

CARB approved the 1990 GHG emissions level of 427 $MMTCO_2e$ on December 6, 2007 (23). Therefore, emissions generated in California in 2020 were required to be equal to or less than 427 $MMTCO_2e$. Emissions in 2020 in a "business as usual" (BAU) scenario were estimated to be 596 $MMTCO_2e$, which do not account for reductions from AB 32 regulations (24). At that level, a 28.4% reduction was required to achieve the 427 $MMTCO_2e$ 1990 inventory. In October 2010, CARB prepared an updated BAU 2020 forecast to account for the recession and slower forecasted growth. The forecasted inventory without the benefits of adopted regulation was then estimated at 545 $MMTCO_2e$. Therefore, under the updated forecast, a 21.7% reduction from BAU was required to achieve 1990 levels on a statewide basis (25) .

SB 375 – THE SUSTAINABLE COMMUNITIES AND CLIMATE PROTECTION ACT OF 2008

Senate Bill (SB) 375 was signed into law on September 30, 2008. According to SB 375, the transportation sector is the largest contributor of GHG emissions, which emits over 40% of the total GHG emissions in California. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies.

SB 375 also requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) within the Regional Transportation Plan (RTP) that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region. SB 375 uses CEQA streamlining as an incentive to encourage residential projects, which help achieve AB 32 goals to reduce GHG emissions. SB 375 does not prevent CARB from adopting additional regulations.

Concerning CEQA, SB 375, as codified in Public Resources Code Section 21159.28, states that CEQA findings for certain projects are not required to reference, describe, or discuss (1) growth inducing impacts, or (2) any project-specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network, if the project:

1. Is in an area with an approved sustainable communities strategy or an alternative planning strategy that CARB accepts as achieving the GHG emission reduction targets.
2. Is consistent with that strategy (in designation, density, building intensity, and applicable policies).
3. Incorporates mitigation measures required by an applicable prior environmental document.

CARB 2008 SCOPING PLAN

The first Scoping Plan was adopted by CARB on December 11, 2008 (2008 Scoping Plan). The 2008 Scoping Plan contained measures designed to reduce the State's emissions to 1990 levels by the year 2020 to comply with AB 32 (24). The 2008 Scoping Plan identified that GHG emissions in California are anticipated to be 596 MMTCO2e in 2020. In December 2007, CARB approved a 2020 emissions limit of 472 MMTCO2e for the state (24).

FIRST UPDATE TO THE SCOPING PLAN

CARB completed a five-year update to the 2008 Scoping Plan, as required by AB 32. The First Scoping Plan Update adopted May 22, 2014, highlights California's progress toward meeting the near-term 2020 GHG reduction goals defined in the 2008 Scoping Plan. As part of the update, CARB recalculated the 1990 GHG emission levels with the updated AR4 GWPs, and the 427 MMTCO2e 1990 emissions level and 2020 GHG emission limit, established in response to AB 32, are slightly higher at 431 MMTCO2e (26).

2017 CLIMATE CHANGE SCOPING PLAN UPDATE (SECOND UPDATE) TO IMPLEMENT SB 32

In November 2017, CARB released the 2017 Scoping Plan Update, which implements the 2030 target of a 40% reduction below 1990 levels codified by SB 32. Key programs that the proposed Second Update builds upon include the Cap-and-Trade Regulation, the LCFS, and much cleaner cars, trucks and freight movement, utilizing cleaner, renewable energy, and strategies to reduce CH_4 emissions from agricultural and other wastes.

The 2017 Scoping Plan Update established a new emissions limit of 260 $MMTCO_2e$ for the year 2030, which corresponds to a 40% decrease in 1990 levels by 2030.

California's climate strategy will require contributions from all sectors of the economy, including the land base, and will include enhanced focus on zero- and near-zero-emission (ZE/NZE) vehicle technologies; continued investment in renewables, including solar roofs, wind, and other distributed generation; greater use of low carbon fuels; integrated land conservation and development strategies; coordinated efforts to reduce emissions of short-lived climate pollutants (CH_4, black carbon, and fluorinated gases); and an increased focus on integrated land use planning to support livable, transit-connected communities, jobs-housing balance and conservation of agricultural and other lands. Requirements for direct GHG reductions at refineries will further support air quality co-benefits in neighborhoods, including in disadvantaged communities historically located adjacent to these large stationary sources, as well as efforts with California's local air pollution control and air quality management districts (air districts) to tighten emission limits on a broad spectrum of industrial sources. Major elements of the 2017 Scoping Plan framework include:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing ZEV buses and trucks.
- LCFS, with an increased stringency (18% by 2030).
- Implementing SB 350, which expands the RPS to 50% RPS and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of zero-emission vehicles (ZEV) trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy (SLPS), which focuses on reducing CH_4 and hydroflurocarbon emissions by 40% and anthropogenic black carbon emissions by 50% by year 2030.
- Continued implementation of SB 375.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- 20% reduction in GHG emissions from refineries by 2030.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Note, however, that the 2017 Scoping Plan acknowledged that:

> *"[a]chieving net zero increases in GHG emissions, resulting in no contribution to GHG impacts, may not be feasible or appropriate for every project, however, and*

> *the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA."*

In addition to the statewide strategies listed above, the 2017 Scoping Plan Update also identifies local governments as essential partners in achieving the State's long-term GHG reduction goals and identifies local actions to reduce GHG emissions. As part of the recommended actions, CARB recommends that local governments achieve a community-wide goal to achieve emissions of no more than 6 metric tons of CO_2e ($MTCO_2e$) or less per capita by 2030 and 2 $MTCO_2e$ or less per capita by 2050. For CEQA projects, CARB states that lead agencies may develop evidenced-based bright-line numeric thresholds—consistent with the Scoping Plan and the State's long-term GHG goals—and projects with emissions over that amount may be required to incorporate on-site design features and mitigation measures that avoid or minimize project emissions to the degree feasible; or, may utilize a performance-based metric using a CAP or other plan to reduce GHG emissions is appropriate (27).

According to research conducted by the Lawrence Berkeley National Laboratory (LBNL) in 2015 and supported by CARB, California, was expected to (and subsequently did) meet the 2020 reduction targets under AB 32 (28) and could achieve the 2030 goals under SB 32. The research utilized a new, validated model known as the California LBNL GHG Analysis of Policies Spreadsheet (CALGAPS), which simulates GHG and criteria pollutant emissions in California from 2010 to 2050 in accordance to existing and anticipated future GHG-reducing policies. The CALGAPS model showed that, as of 2017, GHG emissions through 2020 could range from 317 to 415 $MTCO_2e$ per year ($MTCO_2e$/yr), "indicating that existing state policies will likely allow California to meet its target [of 2020 levels under AB 32]." CALGAPS also showed that by 2030, emissions could range from 211 to 428 $MTCO_2e$/yr, indicating that "even if all modeled policies are not implemented, reductions could be sufficient to reduce emissions 40% below the 1990 level [of SB 32]." CALGAPS analyzed emissions through 2050 even though it did not generally account for policies that might be put in place after 2030. Although the research indicated that the emissions would not meet the State's 80% reduction goal by 2050, various combinations of policies could allow California's cumulative emissions to remain very low through 2050 (29) (30).

PROGRESS IN ACHIEVING AB 32 TARGETS AND REMAINING REDUCTIONS REQUIRED

The state has made steady progress in implementing AB 32 and achieving targets included in Executive Order S-3-05. The progress is shown in updated emission inventories prepared by CARB for 2000 through 2019 (31). The State has achieved the Executive Order S-3-05 target for 2010 of reducing GHG emissions to 2000 levels. As shown below, the 2010 emission inventory achieved this target.

- 1990: 427 $MMTCO_2e$ (AB 32 2020 target)
- 2000: 468 $MMTCO_2e$
- 2010: 447.9 $MMTCO_2e$
- 2019: 418.2 $MMTCO_2e$ (2020 target of 431 MMTCO2e has been met)

AB 1493

California AB 1493, enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. Implementation of the regulation was delayed by lawsuits filed by automakers and by the EPA's denial of an implementation waiver. The EPA subsequently granted the requested waiver in 2009, which was upheld by the U.S. District Court for the District of Columbia in 2011.

The second phase of the implementation for the Pavley bill is currently in effect and was incorporated into Amendments to the Low-Emission Vehicle Program (LEV III) or the Advanced Clean Cars program. The Advanced Clean Car program combines the control of smog-causing pollutants and GHG emissions into a single coordinated package of requirements for model years 2017 through 2025. The regulation will reduce GHGs from new cars by 34% from 2016 levels by 2025. The new rules will clean up gasoline and diesel-powered cars, and deliver increasing numbers of zero-emission technologies, such as full battery electric cars, newly emerging plug-in hybrid electric vehicles (EV) and hydrogen fuel cell cars. The package will also ensure adequate fueling infrastructure is available for the increasing numbers of hydrogen fuel cell vehicles planned for deployment in California.

SB 350— Clean Energy and Pollution Reduction Act of 2015

In October 2015, the legislature approved, and the Governor signed, SB 350, which reaffirms California's commitment to reducing its GHG emissions and addressing climate change. Key provisions include an increase in the RPS, higher energy efficiency requirements for buildings, initial strategies towards a regional electricity grid, and improved infrastructure for EV charging stations. Provisions for a 50% reduction in the use of petroleum statewide were removed from the Bill. Specifically, SB 350 requires the following to reduce statewide GHG emissions:

- Increase the amount of electricity procured from renewable energy sources from 33% to 50% by 2030, with interim targets of 40% by 2024, and 25% by 2027.
- Double the energy efficiency in existing buildings by 2030. This target will be achieved through the California Public Utility Commission (CPUC), the California Energy Commission (CEC), and local publicly owned utilities.
- Reorganize the Independent System Operator to develop more regional electrify transmission markets and to improve accessibility in these markets, which will facilitate the growth of renewable energy markets in the western United States.

SB 32/AB 197

On September 8, 2016, the Governor signed Senate Bill (SB) 32 and its companion bill, AB 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. SB 32 builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving the 2050 goal identified in S-3-05, which set a statewide GHG reduction target of 80% below 1990 levels. AB 197 created a legislative committee to oversee regulators to ensure that CARB not only responds to the Governor, but also the Legislature (32).

CAP-AND-TRADE PROGRAM

The Scoping Plan identified a Cap-and-Trade Program as one of the key strategies for California to reduce GHG emissions for certain sectors. According to CARB, a cap-and-trade program would help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020 and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors is established, and facilities subject to the cap would be able to trade permits to emit GHGs within the overall limit.

CARB adopted a California Cap-and-Trade Program pursuant to its authority under AB 32. See Title 17 of the CCR §§ 95800 to 96023. The Cap-and-Trade Program is designed to reduce GHG emissions from major sources (deemed "covered entities") by setting a firm cap on statewide GHG emissions and employing market mechanisms to achieve AB 32's emission-reduction mandate of returning to 1990 levels of emissions by 2020. The statewide cap for GHG emissions from the capped sectors (e.g., electricity generation, petroleum refining, and cement production) commenced in 2013 and will decline over time, achieving GHG emission reductions throughout the program's duration. Land use projects such as the proposed Project are not directly subject to the Cap-and-Trade program; however sectors associated with land use development such as energy and fuel usage are deemed covered entities that would indirectly be subject to Cap-and-Trade.

Covered entities that emit more than 25,000 $MTCO_2e$/yr must comply with the Cap-and-Trade Program. Triggering of the 25,000 $MTCO_2e$/yr "inclusion threshold" is measured against a subset of emissions reported and verified under the California Regulation for the Mandatory Reporting of GHG Emissions (Mandatory Reporting Rule or "MRR").

Under the Cap-and-Trade Program, CARB issues allowances equal to the total amount of allowable emissions over a given compliance period and distributes these to regulated entities. Covered entities are allocated free allowances in whole or part (if eligible), and may buy allowances at auction, purchase allowances from others, or purchase offset credits. Each covered entity with a compliance obligation is required to surrender "compliance instruments" (30) for each $MTCO_2e$ of GHG they emit. There also are requirements to surrender compliance instruments covering 30% of the prior year's compliance obligation by November of each year. An inherent feature of the Cap-and-Trade program is that it does not guarantee GHG emissions reductions in any discrete location or by any particular source. Rather, GHG emissions reductions are only guaranteed on an accumulative basis. As summarized by CARB in the First Update:

> *"The Cap-and-Trade Regulation gives companies the flexibility to trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more have to turn in more allowances or other compliance instruments. Companies that can cut their GHG emissions have to turn in fewer allowances. But as the cap declines, aggregate emissions must be reduced. In other words, a covered entity theoretically could increase its GHG emissions every year and still comply with the Cap-and-Trade Program if there is a reduction in GHG emissions from other covered entities. Such a focus on aggregate GHG emissions*

> *is considered appropriate because climate change is a global phenomenon, and the effects of GHG emissions are considered cumulative (CARB 2014)."*

The Cap-and-Trade Program works with other direct regulatory measures and provides an economic incentive to reduce emissions. If California's direct regulatory measures reduce GHG emissions more than expected, then the Cap-and-Trade Program will be responsible for relatively fewer emissions reductions. If California's direct regulatory measures reduce GHG emissions less than expected, then the Cap-and-Trade Program will be responsible for relatively more emissions reductions. Thus, the Cap-and-Trade Program assures that California will meet its 2020 GHG emissions reduction mandate:

> *"The Cap-and-Trade Program establishes an overall limit on GHG emissions from most of the California economy—the "capped sectors." Within the capped sectors, some of the reductions are being accomplished through direct regulations, such as improved building and appliance efficiency standards, the [Low Carbon Fuel Standard] LCFS, and the 33% [Renewables Portfolio Standard] RPS. Whatever additional reductions are needed to bring emissions within the cap is accomplished through price incentives posed by emissions allowance prices. Together, direct regulation and price incentives assure that emissions are brought down cost-effectively to the level of the overall cap. The Cap-and-Trade Regulation provides assurance that California's 2020 limit will be met because the regulation sets a firm limit on 85% of California's GHG emissions. In sum, the Cap-and-Trade Program will achieve aggregate, rather than site specific or project-level, GHG emissions reductions. Also, due to the regulatory architecture adopted by CARB in AB 32, the reductions attributed to the Cap-and-Trade Program can change over time depending on the State's emissions forecasts and the effectiveness of direct regulatory measures* (26)*."*

As of January 1, 2015, the Cap-and-Trade Program covered approximately 85% of California's GHG emissions. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program.

The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and from combustion of other fossil fuels not directly covered at large sources in the Program's first compliance period. While the Cap-and-Trade Program technically covered fuel suppliers as early as 2012, they did not have a compliance obligation (i.e., they were not fully regulated) until 2015. The Cap-and-Trade Program covers the GHG emissions associated with the combustion of transportation fuels in California, whether refined in-state or imported. The point of regulation for transportation fuels is when they are "supplied" (i.e., delivered into commerce). Accordingly, as with stationary source GHG emissions and GHG emissions attributable to electricity use, virtually all, if not all, of GHG emissions from CEQA projects associated with VMT are covered by the Cap-and-Trade Program (33). In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping

Plan states that the inclusion of these emissions within the Program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. "Uncapped" strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional GHG emission reductions.[3]

AB 1279

AB 1279 was approved on September 16, 2022. AB 1279, referred to as the California Climate Crisis Act, declares that the state achieve a net zero greenhouse gas emissions no later than 2045, and achieve and maintain a net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide greenhouse gas emissions are reduced to at least 85% below 1990 levels.

2.7.3.3 CALIFORNIA REGULATIONS AND BUILDING CODES

California has a long history of adopting regulations to improve energy efficiency in new and remodeled buildings. These regulations have kept California's energy consumption relatively flat even with rapid population growth.

TITLE 20 CCR

CCR, Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608: Appliance Efficiency Regulations regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. Twenty-three categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles or other mobile equipment (CEC 2012).

TITLE 24 CCR

California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The most recent update to the

[3] On March 17, 2011, the San Francisco Superior Court issued a final decision in *Association of Irritated Residents v. California Air Resources Board* (Case No. CPF-09-509562). While the Court upheld the validity of CARB Scoping Plan for the implementation of AB 32, the Court enjoined CARB from further rulemaking under AB 32 until CARB amends its CEQA environmental review of the Scoping Plan to address the flaws identified by the Court. On May 23, 2011, CARB filed an appeal. On June 24, 2011, the Court of Appeal granted CARB's petition staying the trial court's order pending consideration of the appeal. In the interest of informed decision-making, on June 13, 2011, CARB released the expanded alternatives analysis in a draft Supplement to the AB 32 Scoping Plan Functional Equivalent Document. CARB Board approved the Scoping Plan and the CEQA document on August 24, 2011.

California Energy Code was 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 Title 24 standards will result in less energy use, thereby reducing GHG emissions associated with energy consumption in the South Coast Air Basin (SCAB) and across the State of California.

The CEC anticipates that the 2022 energy code will provide $1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons statewide (34). The Project would be required to comply with the applicable standards in place at the time building permit document submittals are made. These require, among other items (35):

NONRESIDENTIAL MANDATORY MEASURES

- Short-term bicycle parking. If the new project or an additional alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack (5.106.4.1.1).
- Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility (5.106.4.1.2).
- Designated parking for clean air vehicles. In new projects or additions to alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).
- EV charging stations. New construction shall facilitate the future installation of EV supply equipment. The compliance requires empty raceways for future conduit and documentation that the electrical system has adequate capacity for the future load. The number of spaces to be provided for is contained in Table 5.106. 5.3.3 (5.106.5.3). Additionally, Table 5.106.5.4.1 specifies requirements for the installation of raceway conduit and panel power requirements for medium- and heavy-duty electric vehicle supply equipment for warehouses, grocery stores, and retail stores.
- Outdoor light pollution reduction. Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings per Table 5.106.8 (5.106.8).

- Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1. 5.405.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent (5.408.1).
- Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed (5.408.3).
- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive (5.410.1).
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
    - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (5.303.3.1)
    - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush (5.303.3.2.1). The effective flush volume of floor- mounted or other urinals shall not exceed 0.5 gallons per flush (5.303.3.2.2).
    - Showerheads. Single showerheads shall have a minimum flow rate of not more than 1.8 gallons per minute and 80 psi (5.303.3.3.1). When a shower is served by more than one showerhead, the combine flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2).
    - Faucets and fountains. Nonresidential lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi (5.303.3.4.1). Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute of 60 psi (5.303.3.4.2). Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (5.303.3.4.3). Metering faucets shall not deliver more than 0.20 gallons per cycle (5.303.3.4.4). Metering faucets for wash fountains shall have a maximum flow rate not more than 0.20 gallons per cycle (5.303.3.4.5).
- Outdoor potable water uses in landscaped areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent (5.304.1).
- Water meters. Separate submeters or metering devices shall be installed for new buildings or additions in excess of 50,000 sf or for excess consumption where any tenant within a new building or within an addition that is project to consume more than 1,000 gallons per day (GPD) (5.303.1.1 and 5.303.1.2).
- Outdoor water uses in rehabilitated landscape projects equal or greater than 2,500 sf. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 sf requiring a building or landscape permit (5.304.3).
- Commissioning. For new buildings 10,000 sf and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (5.410.2).

MWELO

The MWELO was required by AB 1881, the Water Conservation Act. The bill required local agencies to adopt a local landscape ordinance at least as effective in conserving water as the Model Ordinance by January 1, 2010. Reductions in water use of 20% consistent with (SBX-7-7) 2020 mandate are expected upon compliance with the ordinance. New development projects that include landscape areas of 500 sf or more are subject to the Ordinance. The update requires:

- More efficient irrigation systems;
- Incentives for graywater usage;
- Improvements in on-site stormwater capture;
- Limiting the portion of landscapes that can be planted with high water use plants; and
- Reporting requirements for local agencies.

CARB Refrigerant Management Program

CARB adopted a regulation in 2009 to reduce refrigerant GHG emissions from stationary sources through refrigerant leak detection and monitoring, leak repair, system retirement and retrofitting, reporting and recordkeeping, and proper refrigerant cylinder use, sale, and disposal. The regulation is set forth in sections 95380 to 95398 of Title 17, CCR. The rules implementing the regulation establish a limit on statewide GHG emissions from stationary facilities with refrigeration systems with more than 50 pounds of a high GWP refrigerant. The refrigerant management program is designed to (1) reduce emissions of high-GWP GHG refrigerants from leaky stationary, non-residential refrigeration equipment; (2) reduce emissions from the installation and servicing of refrigeration and air-conditioning appliances using high-GWP refrigerants; and (3) verify GHG emission reductions.

Tractor-Trailer GHG Regulation

The tractors and trailers subject to this regulation must either use EPA SmartWay certified tractors and trailers or retrofit their existing fleet with SmartWay verified technologies. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dry-van and refrigerated-van trailers, and owners of the heavy-duty tractors that pull them on California highways. These owners are responsible for replacing or retrofitting their affected vehicles with compliant aerodynamic technologies and low rolling resistance tires. Sleeper cab tractors model year 2011 and later must be SmartWay certified. All other tractors must use SmartWay verified low rolling resistance tires. There are also requirements for trailers to have low rolling resistance tires and aerodynamic devices.

Phase I and 2 Heavy-Duty Vehicle GHG Standards

In 2013, CARB adopted a regulation for GHG emissions from HDTs and engines sold in California. It establishes GHG emission limits on truck and engine manufacturers and harmonizes with the EPA rule for new trucks and engines nationally. Existing heavy-duty vehicle regulations in California include engine criteria emission standards, tractor-trailer GHG requirements to implement SmartWay strategies (i.e., the Heavy-Duty Tractor-Trailer GHG Regulation), and in-

use fleet retrofit requirements such as the Truck and Bus Regulation. In 2011, the EPA adopted its rule for HDTs and engines which has compliance requirements for new compression and spark ignition engines, as well as trucks from Class 2b through Class 8. Compliance requirements begin with model year 2014 with stringency levels increasing through model year 2018. The rule organizes truck compliance into three groupings, which include a) heavy-duty pickups and vans; b) vocational vehicles; and c) combination tractors. The EPA rule does not regulate trailers.

CARB staff has worked jointly with the EPA and the NHTSA on the next phase of federal GHG emission standards for medium-duty trucks (MDT) and HDT vehicles, called federal Phase 2. The federal Phase 2 standards were built on the improvements in engine and vehicle efficiency required by the Phase 1 emission standards and represent a significant opportunity to achieve further GHG reductions for 2018 and later model year HDT vehicles, including trailers.

In February 2019, the OAL approved the Phase 2 Heavy-Duty Vehicle GHG Standards and became effective April 1, 2019. The Phase 2 GHG standards are needed to offset projected VMT growth and keep heavy-duty truck CO_2 emissions declining. The federal Phase 2 standards establish for the first time, federal emissions requirements for trailers hauled by heavy-duty tractors. The federal Phase 2 standards are more technology-forcing than the federal Phase 1 standards, requiring manufacturers to improve existing technologies or develop new technologies to meet the standards. The federal Phase 2 standards for tractors, vocational vehicles, and heavy-duty pick-up trucks and vans (PUVs) will be phased-in from 2021-2027; additionally for trailers, the standards are phased-in from 2018 (2020 in California) through 2027 (36).

SB 97 AND THE *CEQA GUIDELINES* UPDATE

Passed in August 2007, SB 97 added Section 21083.05 to the Public Resources Code. The code states "(a) On or before July 1, 2009, the Office of Planning and Research (OPR) shall prepare, develop, and transmit to the Resources Agency guidelines for the mitigation of GHG emissions or the effects of GHG emissions as required by this division, including, but not limited to, effects associated with transportation or energy consumption. (b) On or before January 1, 2010, the Resources Agency shall certify and adopt guidelines prepared and developed by the OPR pursuant to subdivision (a)." Section 21097 was also added to the Public Resources Code. It provided CEQA protection until January 1, 2010, for transportation projects funded by the Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006 or projects funded by the Disaster Preparedness and Flood Prevention Bond Act of 2006, in stating that the failure to analyze adequately the effects of GHGs would not violate CEQA.

On December 28, 2018, the *CEQA Guidelines* were amended to reference climate change and provide guidance to public agencies regarding the analysis and mitigation of the effects of GHG emissions in CEQA documents. CEQA Guidelines section 15064.4 affords lead agencies the discretion to determine for each project whether to quantify greenhouse gas emissions and/or rely on a qualitative analysis or performance based standards; in determining the significance of a project's greenhouse gas emissions, the lead agency should consider factors, among others, including (1) the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting, (2) the extent to which the project complies

with regulations or requirements adopted to implement a regional or local plan for the reduction or mitigation of greenhouse gas emissions.

2.7.4 REGIONAL

The project is within the SCAB, which is under the jurisdiction of the SCAQMD.

SCAQMD

SCAQMD is the agency responsible for air quality planning and regulation in the SCAB. The SCAQMD addresses the impacts to climate change of projects subject to SCAQMD permit as a lead agency if they are the only agency having discretionary approval for the project and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions, so the agency helps local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions.

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SCAB. The Working Group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold that could be applied by lead agencies. The working group has not provided additional guidance since release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds which remain interim. The interim thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions[4]. Although this Tier proposed specific screening thresholds for residential/commercial, industrial, and mixed use, they were never adopted by SCAQMD.
    - Tier 4 has the following options:
        - Option 1: Reduce Business-as-Usual (BAU) emissions by a certain percentage; this percentage is currently undefined.
        - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
        - Option 3: 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$ per SP per year for projects and 6.6 $MTCO_2e$ per SP per year for plans;
        - Option 3, 2035 target: 3.0 $MTCO_2e$ per SP per year for projects and 4.1 $MTCO_2e$ per SP per year for plans
    - Tier 5 involves mitigation offsets to achieve target significance threshold.

[4] Amortizing construction emissions over 30 years is also consistent with the methodology described in Riverside County's *Greenhouse Gas Emissions Screening Tables* March 2019.

The SCAQMD's interim thresholds used the Executive Order S-3-05-year 2050 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO_2 concentrations at 450 ppm, thus stabilizing global climate.

SCAQMD Regulation XXVII, adopted in 2009 includes the following rules:

- Rule 2700 defines terms and post global warming potentials.
- Rule 2701, SoCal Climate Solutions Exchange, establishes a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, GHG Reduction Program created a program to produce GHG emission reductions within the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

On May 8, 2021, South Coast AQMD adopted Warehouse Indirect Source Rule 2305, which includes the Warehouse Actions and Investments to Reduce Emissions Program (WAIRE), and Rule 316. Rule 2305 establishes for the first time a regulatory program designed to reduce air pollution (and indirect GHG emissions) caused by warehouse-related activities and is focused on emissions from vehicles that service large warehouses. Rule 316 establishes a fee system to support the Rule 2305 program on an ongoing basis. Rules 2305 and 316 apply to operators and owners of existing and new warehouses with floor space greater than or equal to 100,000 square feet within a single building (i.e., large warehouses). Rules 2305 and 316 require such operators and owners to annually take actions with respect to their warehouses that either reduce emissions regionally and locally or facilitate emission reductions. Specifically, owners and operators must "earn" a specific number of WAIRE Points. However, warehouse owners are only required to earn WAIRE Points if they are also a warehouse operator. If a warehouse owner is not an operator, they are not required to earn WAIRE Points even if the operator in their warehouse does not earn the required number of WAIRE Points. Warehouse owners are only required to submit a Warehouse Operations Notification to the SCAQMD.

The number of WAIRE Points required for a specific operator is based on the intensity of operations (i.e., number of truck trips and type of trucks) at each of their warehouses every year. The required points are known as the WAIRE Points Compliance Obligation (WPCO). The WPCO is calculated based on a 12-month survey of truck trips entering or exiting the site, the truck data is weighted based on the types of trucks, and activity is projected for the next year. Thus, the WAIRE Points pay for the prior year's emissions based on points earned in subsequent years.

WAIRE Points are earned by implementing a menu of items including purchasing/renting/leasing near-zero (NZE) and zero emission (ZE) yard equipment and/or trucks, installing on-site ZE fueling stations, and proving on-site solar PV systems that are intended to offset or reduce warehouse emissions. Owners and operators may also implement custom WAIRE plans for individual facilities, subject to South Coast AQMD approval; or pay mitigation fees to have the SCAQMD implement measures within the SCAB. Owners and operators that over-comply may transfer excess WAIRE Points earned in one year to a subsequent year or may transfer WAIRE points to another site within their control. WAIRE Points cannot be transferred to other operators and expire after 3 years. Rule 2305 also requires reporting information about facility operations and

recordkeeping. Rule 316 is the companion rule to Rule 2305 and establishes the administrative fees that Rule 2305 warehouse owners and operators must pay to support South Coast AQMD compliance activities.

While the Project proponent may be defined as a warehouse owner and would submit a Warehouse Operation Notice(s), as required, the Project proponent does not intend to be the warehouse operator and has no knowledge of the future operations. Thus, the specific information required by Rule 2305 for calculating the WPCO is unavailable, and the necessary number of points is unknown. Finally, The WAIRE points expire after 3 years and are based on actions of future operators and are thus temporary and could not be calculated. Therefore, even though the WAIRE program will reduce emissions for warehouse activities in the region, no emission reductions from the WAIRE Program can be calculated for this analysis.

COUNTY OF RIVERSIDE CAP

The County of Riverside CAP (December 8, 2015) was developed to comply with CEQA Guidelines §§15064.4 and 15064.7 to address cumulative GHG emissions in the County, and produce reduction targets that reduce cumulative GHG impacts to less than significant. It includes reduction measures that achieve the reduction targets, and a plan to implement the reduction measures. It provides guidance as to how to address GHG emissions in CEQA analysis and determine the significance of project related GHG emissions based on Riverside County emissions targets and providing GHG reductions locally. It addresses GHG emissions reductions in connection with AB 32 and SB 32 and regulations developed based on those statutes to address climate change. The CAP determined a baseline GHG emissions inventory, and calculated percentage reductions needed to meet 2020, 2030, and 2050 reduction goals. The CAP focused on and quantified source emissions categories of: (1) on road transportation, (2) agriculture, (3) electricity, (4) natural gas, (5) solid waste, (6) water and wastewater, (7) aviation, (8) off-road sources. After identifying the sources of emissions, the CAP details reduction strategies to meet the reduction targets. For new development, a series of mitigation measures were generated and placed into screening tables which assigned points, specific design and construction measures, and operations strategies to be incorporated into development projects to reduce GHG emissions.

Conducting a project analysis under the CAP and satisfying its requirements thus complies with the Supreme Court's decision in *Center for Biological Diversity v. CDFW* (2015) 62 Cal.4th 204 and CEQA Guidelines section 15183.5. The CAP was prepared to address emissions associated with sources under Riverside County's jurisdiction (which includes the Project site), based on the premise that Riverside County's emission reduction efforts can best be accomplished locally by coordinating with and implementing the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner.

In 2016, Petitioners the Sierra Club, Center for Biological Diversity, and San Bernardino Audubon Society challenged particular aspects of the 2015 CAP related to commitments to solar, electric vehicles (EV), energy efficient traffic signals, and future updates of the CAP. In 2017, the County and the Petitioners entered into a Settlement Agreement with commitments to solar, EV chargers, LED traffic signals, and periodic updates that enhance the CAP goals and maintain the

County's Land Use authority. In accordance with the Settlement Agreement, the County amended the 2015 CAP in July 2018 to include provisions for onsite renewable energy in the reduction measures and updated CAP Appendix F screening tables.

The County of Riverside CAP Update, November 2019 (CAP Update) establishes updated GHG emission reduction programs and regulations to implement the SB 32 reduction goals for 2030 and that correlate with and support evolving State GHG emissions reduction goals and strategies beyond that year. The CAP Update includes reduction targets for year 2030 and anticipated targets for year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO2e below the Adjusted Business As Usual (ABAU)[5] scenario by 2030 and at least 2,982,948 MT CO2e below the ABAU scenario by 2050 (CAP Update, p.7-1)

To evaluate consistency with the CAP Update, the County has implemented CAP Update Screening Tables (Screening Tables) to assess whether the project will reduce GHG emissions attributable to certain design and construction measures incorporated in development projects to less than significant. To this end, the Screening Tables establish categories of GHG Implementation Measures. Under each Implementation Measure category, mitigation or project design features (collectively "features") are assigned point values that correspond to the minimum GHG emissions reduction that would result from each feature. By calculating the total emissions reduction needed and the emissions reduction obtained through the measures identified in the point system, the CAP determined that each point is the equivalent of 0.0322 MT CO2e in reductions per 1,000 square feet of gross commercial/industrial building area. 2019 CAP at D-3. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. The potential for such projects to generate direct or indirect GHG emissions that would result in a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs would be considered less-than-significant.

Additionally, as part of the CAP, prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of CAP measure R2-CE1, which includes on-site renewable energy production. This measure is required for any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet (sf) of commercial, office, industrial, or manufacturing development. Renewable energy production shall be onsite generation of at least 20% of energy demand for commercial, office, industrial or manufacturing development, meet or exceed 20% of energy demand for multi-family residential development, and meet or exceed 30% of energy demand for single-family residential development (37).

The CAP Update also provides specifies that if a Project yields 100 points on the screening tables, it has met emissions reductions equal to or greater the GHG efficiency identified in the CAP (25% from a 2020 scenario[6]), and the proposed Project is determined to be consistent with the GHG

[5] ABAU Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).
[6] See Flowchart on p. A-1 of Appendix D from the Riverside County CAP, which identifies a 25% reduction target for 2030 from 2019 conditions. (35)

reductions planned for in the County's GHG Technical Report. Using this approach, a project also would be consistent with the CAP Update and considered to have a less than significant cumulative impact on GHG emissions.

SCAG'S 2020-2045 RTP/SCS (CONNECT SOCAL)

SCAG's RTP/SCS is Southern California's regional transportation plan to achieve the vehicle emissions reductions identified under SB 375. The 2020-2045 RTP/SCS retains the same purpose as the previous RTP/SCS plans in focusing and providing an integrated approach for accommodating project population growth, household and employment growth, and transportation needs in the SCAG region by year 2045. Similar to the previous RTP/SCS plans, the projected regional development pattern under the 2020-2045 RTP/SCS would reduce per capita vehicular-travel-related GHG emissions and achieve the GHG reduction per capita targets for the SCAG region. VMT associated with heavy duty trucks involved in goods movement is outside the purview of the 2020-2045 RTP/SCS, which primarily focuses on VMT associated with passenger vehicles. Under the 2020-2045 RTP/SCS, the focus remains on improving freight mobility in the region and transitioning to near-zero and zero-emissions technology.

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3 PROJECT GHG EMISSIONS

3.1 MODELS EMPLOYED TO CALCULATE GHG EMISSIONS

In May 2021, the SCAQMD, in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model (CalEEMod) Version 2020.4.0, which incorporates mobile-source emission factors from EMFAC2017. The purpose of this model is to calculate construction-source and operational-source criteria pollutants and GHG emissions from direct and indirect sources; and then to be able to quantify applicable air quality and GHG reductions achieved from mitigation measures (38). Accordingly, the latest version of CalEEMod has been used for this Project to determine GHG emissions. Output from the model runs for construction and operational activity are provided in Appendices 3.1 through 3.5. CalEEMod includes GHG emissions from the following source categories: construction, area sources, energy, mobile, waste, water.

3.2 LIFE-CYCLE ANALYSIS NOT REQUIRED

A full life-cycle analysis (LCA) for construction and operational activity is not included in this analysis due to the lack of consensus guidance on LCA methodology at this time (39). Life-cycle analysis (i.e., assessing economy-wide GHG emissions from the processes in manufacturing and transporting all raw materials used in the Project development, infrastructure and on-going operations) depends on emission factors or econometric factors that are not well established for all processes. At this time, an LCA would be extremely speculative and thus has not been prepared.

The SCAQMD recommends analyzing direct and indirect project GHG emissions generated within California and not life-cycle emissions because the life-cycle effects from a project could occur outside of California, might not be very well understood or documented, and would be challenging to mitigate (40). Additionally, the science to calculate life cycle emissions is not yet established or well defined; therefore, SCAQMD has not recommended, and is not requiring, life-cycle emissions analysis.

3.3 CONSTRUCTION EMISSIONS

3.3.1 CONSTRUCTION ACTIVITIES

Project construction actvities would generate CO_2 and CH_4 emissions. The report *Beaumont Pointe Air Quality Impact Analysis Report* (AQIA) contains detailed information regarding Project construction activities (41). As discussed in the AQIA, Construction related emissions are expected from the following construction activities and are presented below in Table 3-1.

TABLE 3-1: CONSTRUCTION ACTIVITIES

Area	Phase Name
Grading Phase 1	Grading (including Blasting)
Grading Phase 2	Grading (including Blasting)
Grading Phase 3	Grading (including Blasting)
Industrial Building 1	Building Construction
	Paving
	Architectural Coating
Industrial Buildings 2 & 3	Building Construction
	Paving
	Architectural Coating
Industrial Buildings 4 & 5	Building Construction
	Paving
	Architectural Coating
Commercial Buildings	Building Construction
	Paving
	Architectural Coating

3.3.2 CONSTRUCTION DURATION

Construction is expected to commence in May 2022 and will last through January 2027. The construction schedule utilized in the analysis, shown in Table 3-2, represents a conservative analysis should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent[7]. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (42).

[7] As shown in the CalEEMod User's Guide Version 2016.3.2, Section 4.3 "OFFROAD Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

TABLE 3-2: CONSTRUCTION DURATION

Phase	Phase Name	Start Date	End Date	Days
Phase 1	Grading (Including Blasting)	05/02/2022	04/01/2023	240
	Building Construction	09/01/2022	12/29/2023	347
	Paving	07/01/2023	12/29/2023	130
	Architectural Coating	01/01/2023	12/29/2023	260
Phase 2	Grading (including Blasting)	06/01/2023	06/05/2024	265
	Building Construction	09/01/2023	12/31/2025	609
	Paving	01/20/2025	12/31/2025	248
	Architectural Coating	02/07/2024	12/31/2025	496
Phase 3	Grading (including Blasting)	06/03/2024	06/13/2025	270
	Building Construction	09/02/2024	01/31/2027	630
	Paving	12/16/2025	01/31/2027	294
	Architectural Coating	04/30/2025	01/31/2027	458

3.3.3 CONSTRUCTION EQUIPMENT

A summary of construction equipment by phase is provided at Table 3-3. Consistent with industry standards and typical construction practices, each piece of equipment listed in Table 3-4 will operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the code.

TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS (1 OF 3)

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 1	Industrial Building 1	Grading	Crawler Tractors	4	8
			Excavators	1	8
			Graders	2	8
			Rubber Tired Dozers	2	8
			Scrapers	14	8
			Water Trucks	4	8
		Building Construction	Cranes	2	8
			Crawler Tractors	6	8
			Forklifts	6	8
			Generator Sets	2	8
			Welders	2	8

TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS (2 OF 3)

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 1	Industrial Building 1	Paving	Pavers	2	8
			Paving Equipment	2	8
			Rollers	2	8
		Architectural Coating	Air Compressors	1	8
Phase 2	Industrial Buildings 2 & 3	Grading	Crawler Tractors	4	8
			Excavators	1	8
			Graders	2	8
			Rubber Tired Dozers	2	8
			Scrapers	14	8
			Water Trucks	4	8
		Building Construction	Cranes	2	8
			Crawler Tractors	7	8
			Forklifts	7	8
			Generator Sets	2	8
			Welders	2	8
		Paving	Pavers	2	8
			Paving Equipment	2	8
			Rollers	2	8
		Architectural Coating	Air Compressors	1	8
Phase 3	Industrial Buildings 4 & 5	Grading	Crawler Tractors	4	8
			Excavators	1	8
			Graders	2	8
			Rubber Tired Dozers	2	8
			Scrapers	14	8
			Water Trucks	4	8
		Building Construction	Cranes	3	8
			Crawler Tractors	8	8
			Forklifts	8	8
			Generator Sets	3	8
			Welders	3	8

TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS (3 OF 3)

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 3	Industrial Buildings 4 & 5	Paving	Pavers	3	8
			Paving Equipment	3	8
			Rollers	3	8
		Architectural Coating	Air Compressors	1	8
	Commercial Buildings	Building Construction	Cranes	2	8
			Crawler Tractors	6	8
			Forklifts	6	8
			Generator Sets	2	8
			Welders	2	8
		Paving	Pavers	2	8
			Paving Equipment	2	8
			Rollers	2	8
		Architectural Coating	Air Compressors	1	8

3.3.4 CONSTRUCTION EMISSIONS SUMMARY

For construction phase Project emissions, GHGs are quantified and amortized over 30 years, the economic life of a development project. To amortize the emissions over the life of the Project, the SCAQMD recommend calculating the total GHG emissions for the construction activities, dividing it by a 30-year Project life then adding that number to the annual operational phase GHG emissions[8] (40). As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The amortized construction emissions are presented in Table 3-4.

[8] Amortizing construction emissions over 30 years is consistent with the methodology described in Riverside County's *Greenhouse Gas Emissions Screening Tables* March 2019.

TABLE 3-4: AMORTIZED ANNUAL CONSTRUCTION EMISSIONS

Year	Emissions (MT/yr)			
	CO_2	CH_4	N_2O	Total CO_2e[9]
2022	3,305.10	0.79	0.07	3,345.17
2023	7,752.21	1.29	0.28	7,867.53
2024	8,606.26	1.55	0.33	9,391.26
2025	10,980.38	1.33	0.50	11,161.34
2026	3,991.36	0.44	0.18	4,057.00
2027	193.33	0.03	0.01	195.99
Total Annual Construction Emissions	34,828.64	5.42	1.36	36,018.28
Amortized Construction Emissions ($MTCO_2e$)	**1,160.95**	**0.18**	**0.05**	**1,200.61**

3.4 OPERATIONAL EMISSIONS

Operational activities associated with the Project will result in emissions of CO_2, CH_4, and N_2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- On-Site Cargo Handling Equipment Emissions
- Transportation Refrigeration Units (TRU) Emissions
- Water Supply, Treatment, and Distribution
- Solid Waste

Operational emissions generated by the proposed Project at full buildout (i.e., 2027) are used to indicate the total amount of GHG emissions for on-going operational emissions. Emissions will be generated when Phase 1 and Phase 2 of the Project become operational. Phase 1 GHG emissions will commence in 2023 when Phase 1 becomes operational and are estimated to be 17,296.43 MT CO2e per year. Phase 1 and Phase 2 combined emissions are estimated to be 58,708.70 MT CO2e per year beginning in 2025 when Phase 2 is completed and becomes operational. The emissions sources from Phase 1 and Phase 2 are the same as for full build out at Phase 3. The same project design features and individual mitigation measures will be implemented for Phase 1 and Phase 2 operations as each is built and occupied as shown for Phase 3. Because total emissions are lower in Phase 1 and Phase 2 than in total buildout in Phase 3 which becomes operational in 2027, reporting emissions from Project at full buildout is more conservative since the Project at full buildout would result in more total emissions than either Phase 1 or Phase 2

[9] CalEEMod reports the most common GHGs emitted which include CO_2, CH_4, and N_2O. These GHGs are then converted into the CO_2e by multiplying the individual GHG by the GWP.

alone or combined. As such, the analysis conservatively reports emissions totals associated with the Project.

3.4.1 AREA SOURCE EMISSIONS

LANDSCAPE MAINTENANCE EQUIPMENT

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, 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* (43).

3.4.2 ENERGY SOURCE EMISSIONS

COMBUSTION EMISSIONS ASSOCIATED WITH NATURAL GAS AND ELECTRICITY

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building; the building energy use emissions do not include street lighting[10]. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. It should be noted that for the industrial components of the proposed Project, CalEEMod default parameters were used. Detailed information regarding how combustion emissions associated with natural gas and electricity can be found in *Appendix A: Calculation Details for CalEEMod* (43).

3.4.3 MOBILE SOURCE EMISSIONS

The Project related GHG emissions derive primarily from vehicle trips associated with the Project, including employee trips, truck trips, and commercial trips to and from the site associated with the proposed uses.

PASSENGER VEHICLE TRIP LENGTH AND FLEET MIX

Mobile-source emissions related to passenger vehicles were calculated utilizing trip generation rates available in the TA and assuming a 17.54-mile trip length derived from the regional travel demand model (RIVTAM) for all commute-based trip lengths, the 17.54-mile trip length is more conservative than the CalEEMod default trip length of 16.6-miles. For all commercial uses, the CalEEMod defaults for fleet mix and for all non-work-based trip lengths were utilized.

For the proposed industrial uses, it is important to note that although the TA does not breakdown passenger cars by type, this analysis assumes that passenger cars include Light-Duty-Auto

[10] The CalEEMod emissions inventory model does not include indirect emission related to street lighting. Indirect emissions related to street lighting are expected to be negligible and cannot be accurately quantified at this time as there is insufficient information as to the number and type of street lighting that would occur.

vehicles (LDA), Light-Duty-Trucks (LDT1[11] & LDT2[12]), Medium-Duty-Vehicles (MDV), and Motorcycles (MCY) vehicle types which is based on the CalEEMod default fleet mix for the operational year and a ratio of the LDA, LDT1, LDT2, MDV, and MCY vehicle classes. As such, the following fleet mix was utilized in this analysis for passenger cars associated with the industrial land uses:

TABLE 3-5: INDUSTRIAL USES PASSENGER CAR FLEET MIX

Land Use	Vehicle Type	%
High-Cube Fulfillment Center/ High-Cube Cold Storage / General Light Industrial	LDA	58.45
	LDT1	6.10
	LDT2	18.68
	MDV	14.63
	MCY	2.54

Note: The Project-specific passenger car fleet mix used in this analysis is based on a proportional split utilizing the default CalEEMod percentages assigned to LDA, LDT1, LDT2, MDV, and MCY vehicle types.

TRUCK TRIP LENGTH AND FLEET MIX

To determine emissions from trucks for the proposed industrial uses, the analysis incorporated the SCAQMD recommended truck trip length of 40 miles[13] and an assumption of 100% primary trips for the proposed industrial land uses. In order to be consistent with the TA, trucks are broken down by truck type. The truck fleet mix is estimated by rationing the trip rates for each truck type based on information provided in the TA. Heavy trucks are broken down by truck type (or axle type) and are categorized as either Light-Heavy-Duty Trucks (LHDT1[14] & LHDT2 [15])/2-axle, Medium-Heavy-Duty Trucks (MHDT)/3-axle, and Heavy-Heavy-Duty Trucks (HHDT)/4+-axle, by operational year. To account for emissions generated by trucks, the following fleet mix was utilized in this analysis:

TABLE 3-6: INDUSTRIAL TRUCK FLEET MIX

Land Use	Vehicle Type	%
High-Cube Fulfillment Center	LHDT1	8.32
	LHDT2	2.36
	MHDT	10.68
	HHDT	78.64
High-Cube Cold Storage	LHDT1	17.50

[11] Vehicles under the LDT1 category have a gross vehicle weight rating (GVWR) of less than 6,000 lbs. and equivalent test weight (ETW) of less than or equal to 3,750 lbs.

[12] Vehicles under the LDT2 category have a GVWR of less than 6,000 lbs. and ETW between 3,751 lbs. and 5,750 lbs.

[13] The average trip length for heavy trucks were based on the SCAQMD documents for the implementation of the Facility-Based Mobile Source Measures (FBMSMs) adopted in the 2016 AQMP. SCAQMD's "Preliminary Warehouse Emission Calculations" cites 39.9-mile trip length for heavy-heavy trucks (41). As a conservative measure, a trip length of 40 miles has been utilized for all trucks for the purpose of this analysis (39)

[14] Vehicles under the LHDT1 category have a GVWR of 8,501 to 10,000 lbs.

[15] Vehicles under the LHDT2 category have a GVWR of 10,001 to 14,000 lbs.

Land Use	Vehicle Type	%
	LHDT2	4.97
	MHDT	8.99
	HHDT	68.54
General Light Industrial	LHDT1	29.00
	LHDT2	8.22
	MHDT	18.42
	HHDT	44.36

Note: Project-specific truck fleet mix is based on the number of trips generated by each truck type (LHDT1, LHDT2, MHDT, and HHDT) relative to the total number of truck trips.

3.4.4 On-Site Cargo Handling Equipment Emissions

It is common for industrial warehouse buildings to require cargo handling equipment to move empty containers and empty chassis to and from the various pieces of cargo handling equipment that receive and distribute containers. Based on SCAQMD survey data, 3.6 pieces of cargo handling equipment (CHE) were required for every 1 million square feet of space. As such, for purposes of this analysis, it is assumed that Phase 1 would require up to five (5) pieces of CHE, Phase 2 would require up to eighteen (18) pieces of CHE, and Phase 3 would require up to eighteen (18) pieces of CHE for a total of forty-one (41) pieces of CHE operating at Project buildout. For analytical purposes, it is assumed that each CHE would include an engine with approximately 200 horsepower (hp), be powered by compressed natural gas or gasoline and operate approximately 4 hours a day[16] for 365 days of the year.

3.4.5 TRU Emissions

In order to account for the possibility of refrigerated uses, trucks associated with the cold-storage land use are assumed to also have Transport Refrigeration Units (TRUs). For modeling purposes, 74 two-way truck trips have been estimated to include TRUs (e.g., all truck trips that would be associated with up to 100,000 sf of High-Cube Cold Storage use, as summarized in the *Beaumont Pointe Trip Generation Assessment* (44)). TRUs are accounted for during on-site and off-site travel. The TRU calculations are based on the 2017 Off-road Emissions model, version 1.0.1 (Orion), developed by the CARB. Orion does not provide emission rates per hour or mile as with the on-road emission model and only provides emission inventories. Emission results are produced in tons per day while all activity, fuel consumption and horsepower hours were reported at annual levels. The emission inventory is based on specific assumptions including the average horsepower rating of specific types of equipment and the hours of operation annually. These assumptions are not always consistent with assumptions used in the modeling of project level emissions. Therefore, the emissions inventory was converted into emission rates to accurately calculate emissions from TRU operation associated with project level details. This was

[16] Based on Table II-3, Port and Rail Cargo Handling Equipment Demographics by Type, from CARB's Technology Assessment: Mobile Cargo Handling Equipment document, a single piece of equipment could operate up to 2 hours per day (Total Average Annual Activity divided by Total Number Pieces of Equipment). As such, the analysis conservatively assumes that the tractor/loader/backhoe would operate up to 4 hours per day.

accomplished by converting the annual horsepower hours to daily operational characteristics and converting the daily emission levels into hourly emission rates based on the total emission of each criteria pollutant by equipment type and the average daily hours of operation.

3.4.6 WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. For purposes of analysis, Project water usage was calculated based on the *Water Supply Assessment for Beaumont Pointe* (45). Wastewater usage was calculated based on CalEEMod defaults, see *Appendix A: Calculation Details for CalEEMod* (43) for more information.

3.4.7 SOLID WASTE

Industrial and commercial land uses will result in the generation and disposal of solid waste. A percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed Project were calculated by CalEEMod using default parameters. Detailed information regarding how emissions generated from solid waste can be found in *Appendix A: Calculation Details for CalEEMod* (43).

3.5 EMISSIONS SUMMARY

PROJECT DESIGN FEATURES

The Project applicant proposes the following Project Design Features (PDFs) that would be incorporated into the Project design and constructed or implemented as part of the Project. PDFs are specific design and/or operational characteristics proposed by the Project Applicant that are incorporated into the Project.

PDF GHG-1 Office space within the warehouses shall be insulated with a minimum R-13 value in the walls and R-30 in the attic, all windows will have a minimum 0.57 U-factor and 0.32 SHGC or greater.

PDF GHG-2 All roofs within the Project shall be rated at 0.15 aged solar reflectance and 0.75 thermal emittance or greater.

PDF GHG-3 Occupant sensing lighting that dims to at least 50 percent when unoccupied shall be within the interior areas of warehouses. All interior lighting shall be LED lighting with 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, and 60 lumens/watt for all fixtures exceeding 40 watts.

PDF GHG-4 Office space heating within warehouses must utilize heat pumps with ducting insulation of R-4.2 or greater.

PDF GHG-5 Tenant lease agreements for the Proposed Project shall include contractual language restricting trucks and support equipment from nonessential idling longer than 5 minutes while on site in compliance with the City of Beaumont Idling Ordinance.

The annual GHG emissions associated with the operation of the proposed Project under Project Buildout scenario (Year 2027) Without Mitigation are estimated to be approximately 63,911.07 MT CO_2e per year as summarized in Table 3-7.

TABLE 3-7: 2027 PROJECT BUILDOUT GHG EMISSIONS (WITHOUT MITIGATION)

Emission Source	Emissions (MT/yr)			
	CO_2	**CH_4**	**N_2O**	**Total CO_2e**
Annual construction-related emissions amortized over 30 years	1,160.95	0.18	0.05	1,200.61
Area Source	0.42	0.00	0.00	0.45
Energy Source	7,645.45	0.42	0.10	7,685.89
Mobile Source	48,944.03	1.29	5.53	50,624.69
TRU Source	-			236.63
On-Site Equipment Source	915.18	0.30	0.00	922.58
Waste Source	1,231.61	72.79	0.00	3,051.27
Water Usage Source	150.32	1.20	0.03	188.96
Total CO_2e (All Sources)	**63,911.07**			

4 GHG IMPACTS

4.1 DETERMINING SIGNIFICANCE THRESHOLDS

The criteria used to determine the significance of potential Project-related GHG impacts are taken from the Initial Study Checklist in Appendix G of the State *CEQA Guidelines* (14 CCR of Regulations §§15000, et seq.). Based on these significance criteria, a project would result in a significant impact related to GHG if it would (46):

- GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

The evaluation of an impact under CEQA requires measuring data from a project against both existing conditions and a "threshold of significance." For establishing significance thresholds, the Office of Planning and Research's amendments to the CEQA Guidelines Section 15064.7(c) state "[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

CEQA Guidelines Section 15064.4(a) further states, ". . . A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . .; or (2) Rely on a qualitative analysis or performance based standards."

CEQA Guidelines Section 15064.4 provides that a lead agency should consider the following factors, among others, in assessing the significance of impacts from greenhouse gas emissions:

- **Consideration #1**: The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.
- **Consideration #2**: Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- **Consideration #3**: The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. In determining the significance of impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable.

Section 15064.4 thus provides options for determining whether GHG emissions are significant. It does not establish a threshold of significance or require that a numeric threshold of significance be used. If lead agencies require quantification, they have the discretion to establish significance thresholds for their respective jurisdictions, and, in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as the California Air Pollution Control Officers Association (CAPCOA), as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7(c)). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15130(f)).

Based on the foregoing guidance, the City of Beaumont has elected to rely on compliance with a local air district threshold in the determination of significance of Project-related GHG emissions. Specifically, the City has selected the interim 3,000 MTCO2e per year threshold recommended by SCAQMD staff for residential and commercial sector projects against which to compare Project-related GHG emissions.

The 3,000 $MTCO_2e$ per year threshold is based on a 90 percent emission "capture" rate methodology. Prior to its use by the SCAQMD, the 90 percent emissions capture approach was one of the options suggested by the California Air Pollution Control Officers Association (CAPCOA) in their *CEQA & Climate Change* white paper (2008). A 90 percent emission capture rate means that unmitigated GHG emissions from the top 90 percent of all GHG-producing projects within a geographic area – the SCAB in this instance – would be subject to a detailed analysis of potential environmental impacts from GHG emissions, while the bottom 10 percent of all GHG-producing projects would be excluded from detailed analysis. A GHG significance threshold based on a 90 percent emission capture rate is appropriate to address the long-term adverse impacts associated with global climate change because medium and large projects will be required to implement measures to reduce GHG emissions, while small projects, which are generally infill development projects that are not the focus of the State's GHG reduction targets, are allowed to proceed. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial proportion of future development projects and demonstrate that cumulative emissions reductions are being achieved while setting the emission threshold high enough to exclude small projects that will, in aggregate, contribute approximate 1 percent of projected statewide GHG emissions in the Year 2050 (47).

In setting the threshold at 3,000 $MTCO_2e$ per year, SCAQMD researched a database of projects kept by the Governor's Office of Planning and Research (OPR). That database contained 798 projects, 87 of which were removed because they were very large projects and/or outliers that would skew emissions values too high, leaving 711 as the sample population to use in determining the 90^{th} percentile capture rate. The SCAQMD analysis of the 711 projects within the sample population combined commercial, residential, and mixed-use projects. It should be noted that the sample of projects included warehouses and other light industrial land uses but did not include industrial processes (i.e., oil refineries, heavy manufacturing, electric generating stations, mining operations, etc.). Emissions from each of these projects were calculated by SCAQMD to provide a consistent method of emissions calculations across the sample population

and from projects within the sample population. In calculating the emissions, the SCAQMD analysis determined that the 90th percentile ranged between 2,983 to 3,143 $MTCO_2e$ per year. The SCAQMD set their significance threshold at the low-end value of the range when rounded to the nearest hundred tons of emissions (i.e., 3,000 $MTCO_2e$ per year) to define small projects that are considered less than significant and do not need to provide further analysis.

The City understands that the 3,000 $MTCO_2e$ per year threshold for residential/commercial uses was proposed by SCAQMD a decade ago and was adopted as an interim policy; however, no permanent, superseding policy or threshold has since been adopted. The 3,000 $MTCO_2e$ per year threshold was developed and recommended by SCAQMD, an expert agency, based on substantial evidence as provided in the *Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold* (2008) document and subsequent Working Group meetings (latest of which occurred in 2010). SCAQMD has not withdrawn its support of the interim threshold and all documentation supporting the interim threshold remains on the SCAQMD website on a page that provides guidance to CEQA practitioners for air quality analysis (and where all SCAQMD significance thresholds for regional and local criteria pollutants and toxic air contaminants also are listed). Further, as stated by SCAQMD, this threshold "uses the Executive Order S-3-05 goal [80 percent below 1990 levels by 2050] as the basis for deriving the screening level" and, thus, remains valid for use in 2022 (47). Lastly, this threshold has been used for hundreds, if not thousands of GHG analyses performed for projects located within the SCAQMD jurisdiction.

Thus, for purposes of analysis in this analysis, if Project-related GHG emissions do not exceed the 3,000 $MTCO_2e$ per year threshold, then Project-related GHG emissions would clearly have a less-than-significant impact pursuant to Threshold GHG-1. On the other hand, if Project-related GHG emissions exceed 3,000 $MTCO_2e$ per year, the Project would be considered a substantial source of GHG emissions.

4.2 PROJECT IMPACTS

Implementation of a development project could contribute to global climate change through direct emissions of GHGs from on-site area sources and vehicle trips generated by the project, and indirectly through offsite energy production required for on-site activities, water use, and waste disposal. Because no single project is large enough to result in a measurable increase in global concentrations of GHG emissions, climate change impacts of a project are considered on a cumulative basis consistent with the requirements outlined in CEQA Guidelines 15064(h)(3).

As previously noted, a project would result in a significant impact related to GHG if it would (46):

GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

The annual GHG emissions associated with the operation of the proposed Project would result in direct and indirect emissions of CO2, CH4, and N2O and would not generate other GHGs of sufficient quantity to affect the analysis. Therefore, this analysis focuses on these three forms of GHG emissions. Direct Project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from

electricity consumption, water demand, and solid waste generation. Project-related GHG emissions were quantified with CalEEMod, which relies upon vehicle trip rates and Project-specific land use data to calculate emissions (as discussed previously in Section 3.0 of this report. The emissions are summarized in Table 3-7 (previously presented). As shown construction and operation of the Project would generate a total of approximately 63,911.07 MTCO2e/yr, which would exceed the significance threshold of 3,000 MTCO2e/yr; therefore, Project-related GHG emissions are considered potentially significant. The majority of the GHG emissions (80 percent unmitigated) are associated with non-construction related mobile sources, as shown on Table 3-7, previously presented. Emissions of motor vehicles are controlled by State and Federal standards, and the Project has no control over these standards.

MITIGATION MEASURES

Refer to MM AQ-3 through MM AQ-12 from the Air Quality Impact Analysis, these measures would have the co-benefit of reducing GHG emissions. Additionally, the following mitigation measures are required:

MM GHG-1

Prior to issuance of building permits, the Project shall provide documentation to the City as part of the plan check process, demonstrating that the Project will implement the following measures identified in Table 4-1, which were obtained from the Riverside County Greenhouse Gas Emissions Screening Tables. The Project may also achieve equivalent emission reductions from other measures approved by the City. Implementing these mitigation measures shall be verified by the City prior to the issuance of final Certificate of Occupancy.

TABLE 4-1: CAP CHECKLIST MEASURES

Feature	Description	Points
EE10.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	11
EE10.A.2 Windows	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)	7
EE10-A.3 Cool Roofs	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	7
EE10.B.1 Heating/Cooling Distribution System	Distribution loss reduction with inspection (HERS Verified Duct Leakage or Equivalent)	8
EE10.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)	4

Feature	Description	Points
EE10B.4 Water Heaters	Improved Efficiency Water Heater (0.675 Energy Factor)	8
EE10.B.6 Artificial Lighting	Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency is defined as 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40 watt)	5
EE10.B.7 Appliances	Energy Star Commercial Refrigerator and Commercial Dishwasher	4
E1B.1 Photovoltaic	Solar Photovoltaic panels or wind installed on buildings or in collective arrangements such that the total power provided augments: 20% of the power needs of the Project[17]. e.g., 30%= 8 points, 40% = 12 points, 50% = 16 points, **60% = 19 points**	19
W2.D.1 Water Efficient Landscaping	Only low water using plants	3
W2.D.2 Water Efficient Irrigation Systems	Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water)	3
W2.E.1 Toilets	Water Efficient Showerheads (2.0 gpm)	2
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm)	3
W2.E.3 Faucets	Water Efficient faucets (1.28 gpm)	2
W2.E.4 Faucets	Water Efficient dishwasher (20% water savings)	2
W2.F.1 Recycled Water	Graywater (purple pipe) irrigation system on site	5
T3.A.2 Car/Vanpools	Car/vanpool program with preferred parking	2
T3.A.3 Employee Bicycle/Pedestrian Programs	Bike lockers and secure racks Showers and changing facilities	3
T1.F.1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1

[17] The minimum requirement is 20%, this does not get any points.

Feature	Description	Points
T4.B.1 Electric Vehicle (EV) Recharging	Install EV charging stations in garages/parking areas	480[18]
S1.B.1 Recycling	Provide separated recycling bins within each building/floor and provide large external recycling collection bins at central location for collection trash pick-up.	2
	Total Points	***581***

SUMMARY OF PROJECT GHG MITIGATION

The following summarizes pertinent GHG reducing aspects of the mitigation measures incorporated into the Proposed Project. Note that the full text of the mitigation measures can be found in MM GHG-1, Table 4.1 above, and in Section 3.5.6 of the Air Quality Impact Analysis Report (Urban Crossroads 2022):

MM AQ-3 All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be electric or non-diesel fueled. All on-site indoor forklifts shall be powered by electricity.

MM AQ-4 Onsite signage stating the 5-minute idling restriction shall be provided at truck access gates, loading docks, and truck parking areas.

MM AQ-5 Project occupants/tenants shall be provided information on clean air technology grants and funding opportunities to assist in the purchase of onsite electric equipment and very low or zero emissions trucks.

MM AQ-6 Prior to issuance of occupancy permits for the industrial/warehouse area, the Project operator shall prepare and submit a transportation Demand Management Program detailing strategies for reducing the use of single occupant vehicles by employees by increasing carpool/vanpool participation, transit use, bicycling and walking to work.

MM AQ-7 For the warehouse/industrial portions of the Project, the buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for future installation of electric charging systems for electric trucks and power transport refrigeration units (TRUs). Conduit shall be installed from the electrical room to tractor trailer parking spaces in logical locations onsite to facilitate future electric truck charging. Conduit shall be installed between the

[18] The Project is anticipated to include 60 EV charging stations. Per the Screening Tables, each station is 8 points.

electrical room and the loading docks to facilitate the use of electric plug in TRUs.

MM AQ-8 Final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating the future installation of electric truck charging stations.

MM AQ-9 All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric TRUs.

MM AQ-10 Has similar language to MM AQ-3 which would reduce GHG emissions associated with onsite cargo handling equipment.

MM AQ-11 All landscape equipment used for property management shall e electric powered.

MM AQ-12 If the Project constructs a go-kart facility in the commercial area, all go-karts would be required to be electric or zero emissions.

MM AQ-13 Prior to the issuance of occupancy permits for any of the industrial/warehouse portions of the Project, the Planning Department shall confirm that tenant lease agreements require the Project Applicant to provide $1.00 per square foot in funding for fleet upgrade financing to be used over the term of their lease on Zero Emissions (ZE) and Near Zero Emissions (NZE) delivery vans or trucks.

MM GHG-1 Requires additional building energy efficiency beyond those shown in the Project Design Features, energy efficient appliances, water efficient appliances, recycled water (purple pipe), waste reduction measures, building infrastructure (bike racks, showers, lockers, carpool parking spaces, etc) to facilitate the TDM Program listed in MM AQ-6, and 60 electric vehicle (EV) charging stations within the customer and employee parking areas of the proposed project. The full list is shown in Table 4-1 above.

The summary list of mitigation measures above are all designed to reduce GHG emissions attributable to the proposed project. However, most are not quantified due to some uncertainty of the exact level of use or details needed to provide substantial evidence of reductions. As an example, the CalEEMod model does not provide reductions for the 60 EV charging systems and the TDM Program does not have enough detail to quantify at this time. In addition, the requirement for non-diesel outdoor cargo handling equipment is too vague to provide insight into potential GHG reductions. Therefore, the Emissions Summary with Mitigation shown below is a conservative forecast of GHG emissions and the Proposed Project is likely to be less than the total shown in Table 4-2 below.

EMISSIONS SUMMARY WITH MITIGATION

The annual GHG emissions associated with the operation of the proposed Project under Project Buildout scenario (Year 2027) With Mitigation are estimated to be approximately 60,801.09 MT CO_2e per year as summarized in Table 4-2, which also exceeds the 3,000 MT CO_2e per year threshold. Table 4-3 provides a summary of the Project's emissions Without and With Mitigation.

LEVEL OF SIGNIFICANCE

Significant and unavoidable impact. No additional feasible mitigation measures are available that can reduce impacts to less than significant. As explained above, the Project incorporates all feasible mitigation measures that could be implemented to further reduce the Project's GHG emissions below the 3,000 $MTCO_2e$ threshold. There are no additional measures available that would further reduce emissions because the majority of the Project's emissions come from mobile sources which are regulated by the State and not the City of Beaumont.

The reliance on carbon offsets to reduce either the Project's mobile or non-mobile emissions is also not feasible, there is no local program available at this time that would meet CEQA's criteria for this to be a valid mitigation measure. To reduce emissions, purchased offset credits must be genuine, quantifiable, additional, and verifiable. Even offset credits purchased from CARB-approved offset project registries have been determined to not adequately assure that purchased offset credits accurately and reliably represent actual emissions reductions or cannot guarantee that such reductions are additional to any reduction that would occur under business-as-usual operations and reductions required by law. Such offsets have been determined to not comply with CEQA's definition of a valid mitigation measure. See Golden Door Properties, LLC v. County of San Diego (2020) 50 Cal.App.5th 467.

The City of Beaumont, the lead agency for the Project and the entity responsible for enforcing any mitigation measures incorporated into the Project and relied upon to reduce impacts to a less than significant level, has no enforcement authority over offset credits that fund carbon reduction projects outside of the City. Many offset credits "sell" reductions in emissions generated outside of California, which may not be verifiable. International offsets may also be difficult to verify and guarantee. Notably, CARB does not have enforcement authority over such reductions, let alone the City of Beaumont. Thus, the purchase of offset credits is not a feasible mitigation measure to reduce the emissions impact of the proposed Project.

TABLE 4-2: 2027 PROJECT BUILDOUT GHG EMISSIONS (WITH MITIGATION)

Emission Source	Emissions (MT/yr)			
	CO_2	CH_4	N_2O	Total CO_2e
Annual construction-related emissions amortized over 30 years	1,160.95	0.18	0.05	1,200.61
Area Source[a]	0.23	0.00	0.00	0.24
Energy Source[b]	5,155.53	0.22	0.07	5,183.39
Mobile Source[c]	48,209.87	1.27	5.45	49,865.32
TRU Source	-			236.63
On-Site Equipment Source	915.18	0.06	0.00	922.58
Waste Source	1,231.61	72.79	0.00	3,051.27
Water Usage Source[d]	138.82	1.19	0.03	178.05
Total CO_2e (All Sources)	**60,638.09**			

a. Mitigation Measure AQ-11 requires electric landscaping equipment, which would reduce area source emissions.
b. Mitigation Measure GHG-1 includes a requirement to offset 60% of energy demand via photovoltaic solar, which would reduce energy source emissions.
c. Mitigation Measure AQ-6 requires implementation of a TDM program, which would reduce mobile source emissions.
d. Mitigation Measure GHG-1 includes several requirements to reduce water usage, which would reduce water usage source emissions.

TABLE 4-2: UNMITIGATED VS MITIGATED PROJECT GHG EMISSIONS COMPARISON

Emission Source	Emissions (MT/yr)	
	Unmitigated Project	**Mitigated Project**
Annual construction-related emissions amortized over 30 years	1,200.61	1,200.61
Area Source (Landscape Equipment)	0.45	0.24
Energy Source	7,685.89	5,183.39
Mobile Source	50,624.69	49,865.32
TRUs	236.63	236.63
On-Site Equipment	922.58	922.58
Waste	3,051.27	3,051.27
Water Usage	188.96	178.05
Total CO_2e (All Sources)	**63,911.07**	**60,638.09**
Beaumont GHG Threshold	3,000	3,000
Exceeds Threshold?	**YES**	**YES**

GHG-2: Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?

Pursuant to 15064.4 of the *CEQA Guidelines*, a lead agency may rely on qualitative analysis or performance-based standards such as complying with an applicable plan to determine the significance of impacts from GHG emissions (48). The applicable plan adopted for the purpose of reducing GHG emissions is the 2019 CAP. A consistency analysis with the 2019 CAP along with the SCS/RTP and County General Plan GHG policies are evaluated in the following discussion.

CITY OF BEAUMONT CLIMATE ACTION PLAN

The City approved *Sustainable Beaumont: The City's Roadmap to Greenhouse Gas Reductions* in 2015 (49), which serves as a long-term plan to achieve sustainability in the City by reducing GHG emissions from existing and future development. A consistency with the applicable goals of this plan is summarized on Table 4-3, as follows:

TABLE 4-3: CONSISTENCY WITH SUSTAINABLE BEAUMONT GOALS

Sustainable Beaumont Goal	Consistency
Goal 1: Increase energy efficiency in existing residential units.	Not Applicable, the Project does not include existing residential land uses therefore this goal does not apply.
Goal 2: Increase energy efficiency in new residential development.	Not Applicable, the Project does not propose new residential land uses therefore this goal does not apply.
Goal 3: Increase energy efficiency in existing commercial units.	Not Applicable, the Project does not include any existing commercial development, therefore this goal does not apply.
Goal 4: Increase energy efficiency in new commercial development.	Consistent, the Project would comply with applicable provisions of the California Building Energy Efficiency Standards and applicable mitigation measures that would improve energy efficiency.
Goal 5: Increase energy efficiency through water efficiency.	Consistent, as required by MM GHG-1, the Project will incorporate low flow water fixtures and implement water reducing features.
Goal 6: Decrease energy demand through reducing urban heat island effect.	Consistent, the Project will incorporate light-colored building materials that would reduce heat reflection in accordance with the Section 140.3(a) of the California Building Code.

Sustainable Beaumont Goal	Consistency
Goal 7: Decrease GHG emissions through reducing vehicle miles traveled.	Consistent, the Project will incorporate a TDM program as required by MM AQ-6.
Goal 8: Decrease GHG emissions through reducing solid waste generation.	Consistent, the Project will comply with AB 939 which requires diversion of a minimum of 50 percent of solid waste from landfills.
Goal 9: Decrease GHG emissions through increasing clean energy use.	Consistent, MM GHG-1, the Project will incorporate solar photovoltaic solar panels.
Goal 10: Decrease GHG emissions from new development through performance standards.	Consistent, although the City has not implemented a GHG screening table, the Project is consistent with and implements GHG screening tables that have been adopted by the County of Riverside.

COUNTY OF RIVERSIDE CAP CONSISTENCY

The Project includes annexation into the City of Beaumont from the County of Riverside. Under the County of Riverside Climate Action Plan (CAP), projects that generate more than 3,000 MT CO2e, can be determined to be consistent with the County's CAP if the projects implement a minimum of 100 points based on the County's CAP Screening Tables. The Screening Tables establishes a points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. For informational purposes, the Project is also shown to be consistent with the Riverside County CAP.

As previously summarized on Table 4-1, the Project would achieve a minimum of 581 points, which is significantly more than the required minimum of 100 points to determine consistency with the County's CAP. As such, the project would not be inconsistent with the goals and objectives of the County's CAP which aims to reduce GHG emissions through design and operational controls.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES PLAN

The 2020-2045 RTP/SCS, developed with input from local governments, including the City of Beaumont, establishes GHG emissions goals for automobiles and light-duty trucks for 2035, 2045 and establishes an overall GHG target for the region consistent with both the statewide GHG-reduction targets for the post-2020 statewide GHG reduction goals. The 2020-2045 RTP/SCS is a long-range visioning plan to encourage and promote the safe and efficient management, operation, and development of a regional intermodal transportation system that, when linked with appropriate land use planning, will serve the mobility needs of goods and people. Future investments seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding. In addition, the RTP/SCS is supported by a combination of transportation and land use strategies that help the region achieve state GHG emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support the vital goods movement industry, and use resources more efficiently.

Table 4-4 provides an evaluation of the of the Project consistency with the 2020-2045 RTP/SCS goals. Additionally, while VMT associated with heavy duty trucks involved in goods movement is generally outside the realm of the RTP/SCS, which primarily focuses on VMT associated with passenger vehicles, the 2020-2045 RTP/SCS includes the following goods-movement strategies that could benefit the Project from a regional and macro-scale level:

- **Clean Freight Corridor System/East-West Freight Corridor.** Establishing a freight corridor system to connect the San Pedro Ports and industrial cluster areas in Los Angeles and the Inland Empire.

- **Truck Bottleneck Relief Strategy.** Working to relieve the top 57 truck bottlenecks. Examples of bottleneck relief strategies include ramp metering, extension of merging lanes, ramp and interchange improvements, capacity improvements and auxiliary lane additions.

- **Truck Climbing Lanes.** Installing dedicated truck climbing lanes along key corridors, such as Interstate 10 (I-10), I-15, State Route 60 (SR-60), to enable other vehicles to move at a faster pace, thereby reducing congestion.

- **Goods Movement Environmental Strategy and Technology Advancement Plan.** Reducing environmental impacts by supporting the deployment of commercially available low-emission trucks and advancing technologies to implement a zero- and near zero-emission freight system.

TABLE 4-4: SCAG CONNECT SOCAL CONSISTENCY ANALYSIS

Connect SoCal Goal Number	Goal Statement	Consistency
1	Encourage regional economic prosperity and global competitiveness.	**No Conflict.** This policy would be implemented by cities and the counties within the SCAG region as part of comprehensive local and regional planning efforts. The City of Beaumont is identified as priority growth areas for job centers in the region under the Connect SoCal Plan. The Project Applicant proposes to develop the Project site with industrial and commercial buildings that are designed to meet contemporary industry standards and operational characteristics that can accommodate a wide variety of users and are economically competitive with similar industrial buildings in the local area and region. The Project would assist the City to meet its economic goal for fiscal strength and stability through business investment and employment generation. New job opportunities generated by the Project would improve the jobs to housing balance within the City. Accordingly, the Project would not impede the economic development in the City of Beaumont or the region.
2	Improve mobility, accessibility, reliability, and travel safety for people and goods.	**No Conflict.** The Project site is located approximately 12.4 miles east of March Air Reserve Base/Inland Port (MARB/IP). As such, development of the site with the Project would efficiently facilitate the movement of goods. Additionally, the Project is located at the western edge of the City of Beaumont and is situated astride the regional transportation network which connects the Ports of Long Beach and Los Angeles, both major gateways for international trade, to the Inland Empire and the Western United States. The Project is along the south side of the SR-60 and access to the regional transportation system is provided from Potrero Boulevard and 4th Street. SR-60 also provides access to Interstate 10 (I-10), which is located approximately 2.0 miles north of the Project site, and I-215, which is located approximately 14.6 miles west of the Project site. Due to the Project site's proximity to SR-60, trucks accessing the Project site would efficiently reach the State highway system to facilitate the movement of goods throughout the region.
3	Enhance the preservation, security, and resilience of the regional transportation system.	**No Conflict.** This policy would be implemented by cities and the counties within the SCAG region as part of the overall planning and maintenance of the regional transportation system. Additionally, this policy provides guidance to City staff to monitor the transportation network and to continue to coordinate with other agencies as appropriate. The implementation of the Project would have no adverse effect on such planning or maintenance efforts.
4	Increase person and goods movement and travel choices within the transportation system.	**No Conflict.** The Project involves the development of a contemporary industrial park that abuts a developing industrial area along a regional transportation network (SR-60, I-15 and I-215). The Project would generate approximately 5,456 permanent jobs. By providing job opportunities in a housing-rich area and industrial uses in close proximity to the regional transportation network; the Project increases person, goods movement, and travel choices within the transportation system.

5	Reduce greenhouse gas emissions and improve air quality.	**No Conflict.** An analysis of the Project's environmental impacts is provided throughout this EIR and mitigation measures are specified where warranted. Air quality impacts are addressed in Section 4.2, *Air Quality*. Impacts would be reduced to the maximum extent feasible through the implementation of Mitigation Measures and project design features, which limit truck idling, provide incentives for using clean engines and equipment, require installation of conduit for EV truck charging stations, electric indoor material handling equipment and off-road equipment, preferential parking for fuel-efficient and carpool/van vehicles, EV charging stations. Additionally, as discussed herein, the Project would incorporate measures related to building design, landscaping, and energy systems to promote the efficient use of energy. The Project would be consistent with the CAP's requirement to achieve at least 100 points and would have less than significant individual and cumulatively considerable impact on GHG emissions. Moreover, the City of Beaumont is identified as one of the priority growth areas for job centers in the region under the Connect SoCal Plan. When growth is concentrated in Job Centers, the length of vehicle trips for residents can be reduced; thereby reducing greenhouse gas emissions and improving air quality.
7	Adapt to changing climate and support an integrated regional development pattern and transportation network.	**No Conflict.** Connect SoCal indicates that since the adoption of the 2016 RTP/SCS, there have been significant drivers of change in the goods movement industry including emerging and new technologies, more complex supply chain strategies, evolving consumer demands and shifts in trade policies. E-commerce continues to be one of the most influential factors shaping goods movement. As previously identified, the Project involves the development of a Project site, historically vacant and undeveloped, with industrial and commercial buildings that would diversity the City's economy and bring employment opportunities closer to the local workforce. Co-locating jobs near housing improves the jobs to housing balance within the City and reduces greenhouse gas emissions caused by long commutes and contributes to integrated development patterns. Further, the Project site is located adjacent to an area surrounded by industrial development in the City, which is in close proximity to key freeway infrastructure (e.g., I-215, SR-60, I-10, etc.), thereby reducing travel distances. Development of the Project in western Riverside County, also would shorten the distance that goods need to travel between a logistics facility to their final destinations ("last mile" transit times).
8	Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	**No Conflict.** Connect SoCal indicates that the advancement of automation is expected to have considerable impacts throughout regional supply chains. Notably, warehouses, such as those proposed with the Project, are increasingly integrating automation to improve operational efficiencies in response to the surge in direct-to-consumer e-commerce. Additionally, continued developments and demonstrations of automated truck technologies will alter the goods movement environment with far-reaching impacts ranging from employment to highway safety. The Project would meet contemporary industry standards and operational characteristics relative to transportation technologies and data-driven solutions.
9	Encourage development of diverse housing types in	**No Conflict.** The implementation of the Project would result in the development of the Project site with industrial, commercial, and open

	areas that are supported by multiple transportation options.	space/conservation uses. Implementation of the Project would not interfere with the City's ability to encourage the development of diverse housing types that are supported by multiple transportation options in other parts of the City, as appropriate.
10	Promote conservation of natural and agricultural lands and restoration of habitats.	**No Conflict.** The Project site is in a rural, yet developing area of the City of Beaumont. The Project site contains natural lands and contains suitable habitat for native wildlife or plant species. In general, the Project site's natural lands are in the northwestern and southeastern portions, while development would occur in the northeast portion of the site. The Project Applicant proposes to designate 263.5 acres as Open Space and Open Space-Conservation (PAs 9 and 10), including the Project's northwestern and southeastern portions. These areas would remain undeveloped. Additionally, the Project site does not support agricultural uses. Therefore, implementation of the Project would not interfere with the City's ability to promote the conservation of natural and agricultural lands and the restoration of habitats.

Implementing SCAG's RTP/SCS will reduce the regional GHG emissions from transportation, helping to achieve statewide emission reduction targets. As shown, the proposed Project would be consistent with and would not conflict with the stated goals of the RTP/SCS; therefore, the proposed Project would not interfere with SCAG's ability to achieve the region's year post-2020 mobile source GHG reduction targets outlined in the RTP/SCS, and it can be assumed that regional mobile emissions will decrease in line with the goals of the RTP/SCS.

COUNTY OF RIVERSIDE GENERAL PLAN

The Riverside County has many General Plan policies that help reduce GHG emissions while targeting other policies applicable to Riverside County. Policies to indirectly contribute to GHG emissions include Land Use strategies for improving air quality by emphasizing alternative transportation options for communities, energy conservation, reduce automobile use, and more. GHG reduction programs and measures listed in the CAP also support and help most of these General Plan policies. Table 4-5 provides an analysis of the Project's consistency with County of Riverside General Plan goals and policies related to reducing GHG emissions directly and indirectly. As shown in Table 4-5, the Project would not result in any inconsistency with the applicable General Plan goals and policies. The Project would not interfere with the County's goal to reduce GHG emissions.

TABLE 4-5: COUNTY OF RIVERSIDE GENERAL PLAN CONSISTENCY ANALYSIS

General Plan Policy	Consistency
Land Use	
LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services. b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	**No Conflict.** The Project would provide a broad range of land uses on the Project site. The Project would allow for the development on the Project site of a maximum of 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel (90,000 sf) and a maximum of 4,995,000 sf of industrial uses. The Project would provide 128.8 acres of open space to accommodate landscaped manufactured slopes, fuel modification areas, and natural open space as a buffer to adjacent conservation area and 134.7 acres of open space – conservation. The Project would concentrate employment growth near entertainment in a housing-rich community adjacent to SR-60 and the City of Beaumont's Interstate Employment Subarea. This subarea will be developed with industrial and commercial land uses. Therefore, the Project would be consistent with General Plan Policy LU 2.1.
LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:	**No Conflict.** The Beaumont Pointe Specific Plan provides an industrial/commercial business park that capitalizes on the property's location south of SR-60. The Project would complement the existing and planned land uses in this portion the

General Plan Policy	Consistency
e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR). f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate. j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses. p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements. r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.	City of Beaumont. The Project site is within the northwestern portion of the City's SOI and is bordered to the east by land designated for industrial and commercial uses. The Project proposes conventional industrial uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Uses proposed by the Project are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other industrial projects of similar scale and configuration. As disused in Section 4.19, *Utilities and Service Systems*, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. The Project also includes a detailed circulation plan, which is organized to ensure efficient access to individual tenant areas, as well as to public places. Therefore, the Project would be consistent with General Plan Policy LU 4.1.
LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.	**No Conflict.** The Project would generate a substantial number of jobs that would be filled by residents of the City and surrounding communities in the County. The Project would provide opportunities for positive economic benefit to the City and County. The Project would create new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances. Refer also to Section 4.14, *Population and Housing*, of this EIR. Therefore, the Project would be consistent with General Plan Policy LU 8.12.
LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby	**No Conflict.** As discussed previously, the Project would allow for the development on the Project site of a maximum of 246,000 square feet (sf) of

General Plan Policy	Consistency
minimize long-distance commuting.	general commercial uses in addition to a 125-room hotel (90,000 sf) and a maximum of 4,995,000 sf of industrial uses, which would create a substantial number of jobs that would be filled by residents of the City and surrounding communities in the County. The Project would accommodate a wide variety of users, and would be economically competitive with similar industrial buildings in the local area and region. Therefore, the Project would be consistent with General Plan Policy LU 11.1.
LU 11.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	**No Conflict.** The Project site is in proximity to SR-60 and the City of Beaumont's Interstate Employment Subarea, which will be developed with industrial and commercial land uses. Due to the Project site's proximity to SR-60, trucks accessing the Project site would efficiently reach the State highway system to facilitate the movement of goods throughout the region. Therefore, the Project would be consistent with General Plan Policy LU 11.3.
LU 11.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	**No Conflict.** The Project includes installation of sidewalks along the Project site's frontage with Jack Rabbit Trail and 4th Street and along Industrial Way, a proposed private road located along the north side of the proposed industrial buildings. The Project Applicant proposes curb adjacent sidewalks and pedestrian paths to encourage and enhance pedestrian activity throughout the Project site. Additionally, the Project would include the installation of bicycle racks and lockers at each of the proposed light industrial buildings. Therefore, the Project would be consistent with General Plan Policy LU 11.4.
LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.	**No Conflict.** As discussed in Table 4.8-5, the Project would be consistent with the County's CAP requirement to achieve at least 100 points and thus the Project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. Therefore, the Project would be consistent with General Plan Policy LU 11.5.

General Plan Policy	Consistency
Circulation	
C 5.2 Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	**No Conflict.** As shown on Figure 3-14, *Master Landscape Plan*, the Project provides a plant palette for three categories: Entrance Planting, Native California Planting, and Industrial Screen Planting; and selected to complement and enhance the setting of the site, while ensuring the conservation of the site's natural vegetation and habitats. Alternative plant species may be used provided that they are drought-tolerant and complement the Project's design theme. As disused in Section 4.19, *Utilities and Service Systems*, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. Therefore, the Project would be consistent with General Plan Policy C 5.2.
Multipurpose Open Space	
OS 1.4 Promote the use of recycled water for landscape irrigation.	**No Conflict.** As disused in Section 4.19, *Utilities and Service Systems*, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. Therefore, the Project would be consistent with General Plan Policy OS 1.4.
OS 16.1 Continue to implement Title 24 of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24.	**No Conflict.** Energy efficiency/energy conservation attributes of the Project would be complemented by increasingly stringent State and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards; and enhanced building/utilities energy efficiencies mandated under California building codes (e.g., Title 24, California Green Building Standards Code). The Project would comply with Title 24 of the California Code of Regulations and proposes conventional industrial uses reflecting

General Plan Policy	Consistency
	contemporary energy efficient/energy conserving designs and operational programs. Uses proposed by the Project are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other industrial projects of similar scale and configuration. Therefore, the Project would be consistent with General Plan Policy OS 16.1.
OS 16.2 Specify energy efficient materials and systems, including shade design technologies, for county buildings	**No Conflict.** As discussed in Table 4.8-5, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Additionally, as shown on Figure 3-14, *Master Landscape Plan*, streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. Therefore, the Project would be consistent with General Plan Policy OS 16.2.
OS 16.8 Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.	**No Conflict.** The Project includes installation of sidewalks along the Project site's frontage with Jack Rabbit Trail and 4th Street and along Industrial Way, a proposed private road located along the north side of the proposed industrial buildings. The Project Applicant proposes curb adjacent sidewalks and pedestrian paths to encourage and enhance pedestrian activity throughout the Project site. Additionally, the Project would include the installation of bicycle racks and lockers at each of the proposed light industrial buildings. Therefore, the Project would be consistent with General Plan Policy OS 16.8.
OS 16.9 Encourage increased use of passive, solar design and day-lighting in existing and new structures.	**No Conflict.** As discussed in Table 4.8-5 in the DEIR, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which includes 20% energy from solar, cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Therefore, the Project would be consistent with General Plan Policy OS 16.9.
Air Quality	

General Plan Policy	Consistency
AQ 4.1 Require the use of all feasible building materials/methods which reduce emissions.	**No Conflict.** During the Project's construction phase, water would be sprayed throughout the site to abate dust particulate emissions. Air quality impacts are address in Section 4.2 of the DEIR, *Air Quality.* Impacts would be reduced to the maximum extent feasible through the implementation of Mitigation Measures, which limit truck idling, provide incentives for using clean engines and equipment, require installation of conduit for EV truck charging stations, electric indoor material handling equipment and off-road equipment, preferential parking for fuel-efficient and carpool/van vehicles, EV charging stations. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project's energy consumption would be from solar. As such, the Project would be consistent with General Plan Policy AQ 4.1.
AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.	**No Conflict.** As discussed in Table 4.8-5, the Project would include the use of energy efficient heating/cooling equipment, water heaters, and appliances. As such, the Project would be consistent with General Plan Policy AQ 4.2.
AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.	**No Conflict.** As discussed in Section 4.2, *Air Quality*, the Project would comply with applicable air district rules and control measures to reduce operational air quality emissions. All feasible mitigation measure has been incorporated to reduce air quality impacts to the extent feasible. Therefore, the Project would be consistent with General Plan Policy AQ 4.6.
AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	**No Conflict.** The Project would be required to coordinate with Waste Management, Inc. to develop a collection program for recyclables, such as paper, plastics, glass, and aluminum, in accordance with local and State programs, including AB 341, Mandatory Commercial Recycling, and the California Solid Waste Reuse and Recycling Act of 1991. Therefore, the Project would be consistent with General Plan Policy AQ 5.1.

General Plan Policy	Consistency
AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.	**No Conflict.** As discussed in Table 4.8-5, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Additionally, as shown on Figure 3-14, *Master Landscape Plan*, streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. Therefore, the Project would be consistent with General Plan Policy AQ 5.4.
AQ 8.6 Encourage employment centers in close proximity to residential uses.	**No Conflict.** The Project would generate a substantial number of jobs that would be filled by residents of the City and surrounding communities in the County. The land to the north of the Project site, on the opposite side of SR-60 is designated for residential uses. The Project would create new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances. Therefore, the Project would be consistent with General Plan Policy AQ 8.6.
AQ 8.8 Promote land use patterns which reduce the number and length of motor vehicle trips.	**No Conflict.** The Project site is situated in close proximity to the regional transportation network which connects the site to the Ports of Long Beach and Los Angeles, both major gateways for international trade, the Inland Empire and the Western United States. Located along the south side of the SR-60 Freeway, access to the regional transportation system from the site is provided via 4th Street, and access to the SR-60 Freeway from 4th Street is provided at the Potrero Boulevard interchange, approximately 1.25 miles to the east. Due to the Project site's proximity to SR-60, trucks accessing the Project site would efficiently reach the State highway system to facilitate the movement of goods throughout the region. Therefore, the Project would be consistent with General Plan Policy AQ 8.8.
AQ 8.9 Promote land use patterns that promote	**No Conflict.** The Project includes installation of

General Plan Policy	Consistency
alternative modes of travel.	sidewalks along the Project site's frontage with Jack Rabbit Trail and 4th Street and along Industrial Way, a proposed private road located along the north side of the proposed industrial buildings. The Project Applicant proposes curb adjacent sidewalks and pedestrian paths to encourage and enhance pedestrian activity throughout the Project site. Additionally, the Project would include the installation of bicycle racks and lockers at each of the proposed light industrial buildings. Therefore, the Project would be consistent with General Plan Policy AQ 8.9.
AQ 20.3 Reduce VMT and GHG emissions by improving circulation network efficiency.	**No Conflict.** As discussed in Section 4.17, *Transportation*, Transportation demand management (TDM) strategies have been evaluated for reducing VMT impacts. The Project also includes a detailed circulation plan, which is organized to ensure efficient access to individual tenant areas, as well as to public places. As demonstrated herein, impacts related to GHG emissions are less than significant. Therefore, the Project would be consistent with General Plan Policy AQ 20.3.
AQ 20.6 Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.	**No Conflict.** As shown in Table 4.8-5, the Project would provide a total of 15 electric vehicle charging stations. Therefore, the Project would be consistent with General Plan Policy AQ 20.6.
AQ 20.7 Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities.	**No Conflict.** The Project would provide employment opportunities within close proximity to residential uses. The Project would create new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances. Therefore, the Project would be consistent with General Plan Policy AQ 20.7.

General Plan Policy	Consistency
AQ 20.10 Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.	**No Conflict.** As discussed in Table 4.8-5, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs to reduce energy consumption. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project's energy consumption would be from solar. Additionally, as shown on Figure 3-14, *Master Landscape Plan*, streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to provide adequate shading. Therefore, the Project would be consistent with General Plan Policy AQ 20.10.
AQ 20.11 Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.	**No Conflict.** As discussed in Table 4.8-5, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include energy efficient heating/cooling system, water heaters, appliances, water efficient irrigation systems, and recycle water. Therefore, the Project would be consistent with General Plan Policy AQ 20.11.
AQ 20.13 Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.	**No Conflict.** As disused in Section 4.19, *Utilities and Service Systems*, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. Therefore, the Project would be consistent with General Plan Policy AQ 20.13.
AQ 20.14 Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water.	**No Conflict.** As shown in Table 4.8-5, the Project would include water efficient landscaping. Additionally, as disused in Section 4.19, *Utilities and Service Systems*, the Project would construct an on-site recycled water system. Therefore, the Project would be consistent with General Plan Policy AQ 20.14.
AQ 20.17 Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in	**No Conflict.** As discussed in Section 4.20, *Wildfire*, the Project would implement on-site defensible space (FMA and fuel maintenance zone), which

General Plan Policy	Consistency
vegetation and not released to the atmosphere through wildfires.	would consist of asphalt roadways, parking stalls, loading zones, irrigated landscaping, and irrigated slope protecting landscaping to preclude wildfire impacts. Therefore, the Project would be consistent with General Plan Policy AQ 20.17.

LEVEL OF SIGNIFICANCE

Significant and unavoidable impact. Impacts regarding the Project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHG emissions and generation of GHG emissions were determined to be less than significant. However, despite plan consistency, the Project's long-term operational GHG emissions would exceed the City's significance threshold of 3,000 MTCO2e per year, even after implementation of all feasible mitigation measures. As such, a significant and unavoidable impact would occur as a result of the proposed Project.

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5 CERTIFICATIONS

The contents of this GHG study report represent an accurate depiction of the GHG impacts associated with the proposed Beaumont Pointe Project. The information contained in this GHG report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at hqureshi@urbanxroads.com.

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EDUCATION

Master of Science in Environmental Studies
California State University, Fullerton • May, 2010

Bachelor of Arts in Environmental Analysis and Design
University of California, Irvine • June, 2006

PROFESSIONAL AFFILIATIONS

AEP – Association of Environmental Planners
AWMA – Air and Waste Management Association
ASTM – American Society for Testing and Materials

PROFESSIONAL CERTIFICATIONS

Planned Communities and Urban Infill – Urban Land Institute • June 2011
Indoor Air Quality and Industrial Hygiene – EMSL Analytical • April 2008
Principles of Ambient Air Monitoring – California Air Resources Board • August 2007
AB2588 Regulatory Standards – Trinity Consultants • November 2006
Air Dispersion Modeling – Lakes Environmental • June 2006

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APPENDIX 3.1:

CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS

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Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet])

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	181.53	Acre	181.53	7,907,446.80	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

Land Use -

Construction Phase - Grading activities will occur over a 240-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Fleet Mix - Construction run only

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	310.00	240.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	LDA	0.53	1.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblGrading	AcresOfGrading	2,160.00	7,200.00
tblGrading	MaterialExported	0.00	305,825.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblTripsAndVMT	HaulingTripNumber	38,228.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.7243	7.9214	5.1486	0.0127	4.3930	0.3123	4.7053	0.7125	0.2873	0.9998	0.0000	1,116.5294	1,116.5294	0.3543	6.3000e-004	1,125.5761
2023	0.2519	2.6531	1.8345	4.7100e-003	4.0436	0.1047	4.1483	0.5256	0.0963	0.6219	0.0000	414.3990	414.3990	0.1316	2.2000e-004	417.7525
Maximum	**0.7243**	**7.9214**	**5.1486**	**0.0127**	**4.3930**	**0.3123**	**4.7053**	**0.7125**	**0.2873**	**0.9998**	**0.0000**	**1,116.5294**	**1,116.5294**	**0.3543**	**6.3000e-004**	**1,125.5761**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.3149	5.9181	6.8156	0.0127	1.7309	0.2266	1.9574	0.2825	0.2266	0.5091	0.0000	1,116.5281	1,116.5281	0.3543	6.3000e-004	1,125.5748
2023	0.1167	2.1978	2.5289	4.7100e-003	1.5835	0.0842	1.6677	0.2067	0.0842	0.2909	0.0000	414.3985	414.3985	0.1316	2.2000e-004	417.7520
Maximum	**0.3149**	**5.9181**	**6.8156**	**0.0127**	**1.7309**	**0.2266**	**1.9574**	**0.2825**	**0.2266**	**0.5091**	**0.0000**	**1,116.5281**	**1,116.5281**	**0.3543**	**6.3000e-004**	**1,125.5748**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	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	**55.78**	**23.25**	**-33.82**	**0.00**	**60.71**	**25.48**	**59.05**	**60.48**	**19.01**	**50.67**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-2-2022**	**8-1-2022**	3.2468	2.3408
2	**8-2-2022**	**11-1-2022**	3.2468	2.3408
3	**11-2-2022**	**2-1-2023**	3.1390	2.3405
4	**2-2-2023**	**5-1-2023**	1.8516	1.4753
		Highest	3.2468	2.3408

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

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Acres of Grading (Grading Phase): 7200

Acres of Paving: 181.53

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	12	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.3641	0.0000	4.3641	0.7048	0.0000	0.7048	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.7151	7.9142	5.0592	0.0125		0.3122	0.3122		0.2872	0.2872	0.0000	1,093.7151	1,093.7151	0.3537	0.0000	1,102.5583
Total	**0.7151**	**7.9142**	**5.0592**	**0.0125**	**4.3641**	**0.3122**	**4.6763**	**0.7048**	**0.2872**	**0.9920**	**0.0000**	**1,093.7151**	**1,093.7151**	**0.3537**	**0.0000**	**1,102.5583**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1800e-003	7.1500e-003	0.0894	2.5000e-004	0.0289	1.5000e-004	0.0290	7.6600e-003	1.3000e-004	7.8000e-003	0.0000	22.8144	22.8144	6.1000e-004	6.3000e-004	23.0178
Total	**9.1800e-003**	**7.1500e-003**	**0.0894**	**2.5000e-004**	**0.0289**	**1.5000e-004**	**0.0290**	**7.6600e-003**	**1.3000e-004**	**7.8000e-003**	**0.0000**	**22.8144**	**22.8144**	**6.1000e-004**	**6.3000e-004**	**23.0178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7020	0.0000	1.7020	0.2749	0.0000	0.2749	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3057	5.9109	6.7262	0.0125		0.2264	0.2264		0.2264	0.2264	0.0000	1,093.7138	1,093.7138	0.3537	0.0000	1,102.5570
Total	**0.3057**	**5.9109**	**6.7262**	**0.0125**	**1.7020**	**0.2264**	**1.9284**	**0.2749**	**0.2264**	**0.5013**	**0.0000**	**1,093.7138**	**1,093.7138**	**0.3537**	**0.0000**	**1,102.5570**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1800e-003	7.1500e-003	0.0894	2.5000e-004	0.0289	1.5000e-004	0.0290	7.6600e-003	1.3000e-004	7.8000e-003	0.0000	22.8144	22.8144	6.1000e-004	6.3000e-004	23.0178
Total	**9.1800e-003**	**7.1500e-003**	**0.0894**	**2.5000e-004**	**0.0289**	**1.5000e-004**	**0.0290**	**7.6600e-003**	**1.3000e-004**	**7.8000e-003**	**0.0000**	**22.8144**	**22.8144**	**6.1000e-004**	**6.3000e-004**	**23.0178**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0329	0.0000	4.0329	0.5228	0.0000	0.5228	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2487	2.6508	1.8039	4.6200e-003		0.1046	0.1046		0.0962	0.0962	0.0000	406.1473	406.1473	0.1314	0.0000	409.4312
Total	**0.2487**	**2.6508**	**1.8039**	**4.6200e-003**	**4.0329**	**0.1046**	**4.1375**	**0.5228**	**0.0962**	**0.6190**	**0.0000**	**406.1473**	**406.1473**	**0.1314**	**0.0000**	**409.4312**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
Total	**3.1600e-003**	**2.3400e-003**	**0.0306**	**9.0000e-005**	**0.0107**	**5.0000e-005**	**0.0108**	**2.8500e-003**	**5.0000e-005**	**2.8900e-003**	**0.0000**	**8.2517**	**8.2517**	**2.0000e-004**	**2.2000e-004**	**8.3213**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5728	0.0000	1.5728	0.2039	0.0000	0.2039	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1136	2.1955	2.4983	4.6200e-003		0.0841	0.0841		0.0841	0.0841	0.0000	406.1468	406.1468	0.1314	0.0000	409.4307
Total	**0.1136**	**2.1955**	**2.4983**	**4.6200e-003**	**1.5728**	**0.0841**	**1.6569**	**0.2039**	**0.0841**	**0.2880**	**0.0000**	**406.1468**	**406.1468**	**0.1314**	**0.0000**	**409.4307**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
Total	**3.1600e-003**	**2.3400e-003**	**0.0306**	**9.0000e-005**	**0.0107**	**5.0000e-005**	**0.0108**	**2.8500e-003**	**5.0000e-005**	**2.8900e-003**	**0.0000**	**8.2517**	**8.2517**	**2.0000e-004**	**2.2000e-004**	**8.3213**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Unmitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet])

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	181.53	Acre	181.53	7,907,446.80	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

Land Use -

Construction Phase - Grading activities will occur over a 240-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Fleet Mix - Construction run only

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	310.00	240.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	LDA	0.53	1.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblGrading	AcresOfGrading	2,160.00	7,200.00
tblGrading	MaterialExported	0.00	305,825.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.7060	7.7654	4.8578	0.0122	4.3910	0.3048	4.6958	0.7120	0.2804	0.9924	0.0000	1,075.3179	1,075.3179	0.3415	5.9000e-004	1,084.0301
2023	0.2455	2.6026	1.7265	4.5400e-003	4.0429	0.1022	4.1451	0.5254	0.0940	0.6194	0.0000	399.1040	399.1040	0.1268	2.0000e-004	402.3336
Maximum	**0.7060**	**7.7654**	**4.8578**	**0.0122**	**4.3910**	**0.3048**	**4.6958**	**0.7120**	**0.2804**	**0.9924**	**0.0000**	**1,075.3179**	**1,075.3179**	**0.3415**	**5.9000e-004**	**1,084.0301**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1559	0.6450	5.4848	0.0122	1.7289	0.0198	1.7487	0.2820	0.0198	0.3018	0.0000	1,075.3167	1,075.3167	0.3415	5.9000e-004	1,084.0289
2023	0.0577	0.2393	2.0348	4.5400e-003	1.5828	7.3400e-003	1.5902	0.2065	7.3400e-003	0.2139	0.0000	399.1035	399.1035	0.1268	2.0000e-004	402.3332
Maximum	**0.1559**	**0.6450**	**5.4848**	**0.0122**	**1.7289**	**0.0198**	**1.7487**	**0.2820**	**0.0198**	**0.3018**	**0.0000**	**1,075.3167**	**1,075.3167**	**0.3415**	**5.9000e-004**	**1,084.0289**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	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	**77.56**	**91.47**	**-14.20**	**0.00**	**60.73**	**93.34**	**62.23**	**60.52**	**92.76**	**68.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-2-2022**	**8-1-2022**	3.1814	0.3010
2	**8-2-2022**	**11-1-2022**	3.1813	0.3009
3	**11-2-2022**	**2-1-2023**	3.0763	0.3007
4	**2-2-2023**	**5-1-2023**	1.8154	0.1893
		Highest	3.1814	0.3010

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 7200

Acres of Paving: 181.53

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	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	tons/yr										MT/yr					
Fugitive Dust					4.3641	0.0000	4.3641	0.7048	0.0000	0.7048	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.6974	7.7588	4.7744	0.0120		0.3047	0.3047		0.2803	0.2803	0.0000	1,054.0246	1,054.0246	0.3409	0.0000	1,062.5469
Total	**0.6974**	**7.7588**	**4.7744**	**0.0120**	**4.3641**	**0.3047**	**4.6688**	**0.7048**	**0.2803**	**0.9851**	**0.0000**	**1,054.0246**	**1,054.0246**	**0.3409**	**0.0000**	**1,062.5469**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5600e-003	6.6700e-003	0.0835	2.3000e-004	0.0269	1.4000e-004	0.0271	7.1500e-003	1.3000e-004	7.2800e-003	0.0000	21.2934	21.2934	5.7000e-004	5.9000e-004	21.4832
Total	**8.5600e-003**	**6.6700e-003**	**0.0835**	**2.3000e-004**	**0.0269**	**1.4000e-004**	**0.0271**	**7.1500e-003**	**1.3000e-004**	**7.2800e-003**	**0.0000**	**21.2934**	**21.2934**	**5.7000e-004**	**5.9000e-004**	**21.4832**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7020	0.0000	1.7020	0.2749	0.0000	0.2749	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1473	0.6383	5.4013	0.0120		0.0196	0.0196		0.0196	0.0196	0.0000	1,054.0233	1,054.0233	0.3409	0.0000	1,062.5456
Total	**0.1473**	**0.6383**	**5.4013**	**0.0120**	**1.7020**	**0.0196**	**1.7216**	**0.2749**	**0.0196**	**0.2945**	**0.0000**	**1,054.0233**	**1,054.0233**	**0.3409**	**0.0000**	**1,062.5456**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5600e-003	6.6700e-003	0.0835	2.3000e-004	0.0269	1.4000e-004	0.0271	7.1500e-003	1.3000e-004	7.2800e-003	0.0000	21.2934	21.2934	5.7000e-004	5.9000e-004	21.4832
Total	**8.5600e-003**	**6.6700e-003**	**0.0835**	**2.3000e-004**	**0.0269**	**1.4000e-004**	**0.0271**	**7.1500e-003**	**1.3000e-004**	**7.2800e-003**	**0.0000**	**21.2934**	**21.2934**	**5.7000e-004**	**5.9000e-004**	**21.4832**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0329	0.0000	4.0329	0.5228	0.0000	0.5228	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2426	2.6004	1.6980	4.4600e-003		0.1021	0.1021		0.0940	0.0940	0.0000	391.4024	391.4024	0.1266	0.0000	394.5671
Total	**0.2426**	**2.6004**	**1.6980**	**4.4600e-003**	**4.0329**	**0.1021**	**4.1350**	**0.5228**	**0.0940**	**0.6167**	**0.0000**	**391.4024**	**391.4024**	**0.1266**	**0.0000**	**394.5671**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9500e-003	2.1900e-003	0.0286	8.0000e-005	0.0100	5.0000e-005	0.0101	2.6600e-003	4.0000e-005	2.7000e-003	0.0000	7.7016	7.7016	1.9000e-004	2.0000e-004	7.7666
Total	**2.9500e-003**	**2.1900e-003**	**0.0286**	**8.0000e-005**	**0.0100**	**5.0000e-005**	**0.0101**	**2.6600e-003**	**4.0000e-005**	**2.7000e-003**	**0.0000**	**7.7016**	**7.7016**	**1.9000e-004**	**2.0000e-004**	**7.7666**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5728	0.0000	1.5728	0.2039	0.0000	0.2039	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0547	0.2371	2.0062	4.4600e-003		7.3000e-003	7.3000e-003		7.3000e-003	7.3000e-003	0.0000	391.4019	391.4019	0.1266	0.0000	394.5666
Total	**0.0547**	**0.2371**	**2.0062**	**4.4600e-003**	**1.5728**	**7.3000e-003**	**1.5801**	**0.2039**	**7.3000e-003**	**0.2112**	**0.0000**	**391.4019**	**391.4019**	**0.1266**	**0.0000**	**394.5666**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9500e-003	2.1900e-003	0.0286	8.0000e-005	0.0100	5.0000e-005	0.0101	2.6600e-003	4.0000e-005	2.7000e-003	0.0000	7.7016	7.7016	1.9000e-004	2.0000e-004	7.7666
Total	**2.9500e-003**	**2.1900e-003**	**0.0286**	**8.0000e-005**	**0.0100**	**5.0000e-005**	**0.0101**	**2.6600e-003**	**4.0000e-005**	**2.7000e-003**	**0.0000**	**7.7016**	**7.7016**	**1.9000e-004**	**2.0000e-004**	**7.7666**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Unmitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Total	**0.6213**	**2.0000e-005**	**2.3200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5100e-003**	**4.5100e-003**	**1.0000e-005**	**0.0000**	**4.8000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,379.19	1000sqft	31.66	1,379,191.00	0
Other Asphalt Surfaces	1,072.46	1000sqft	24.62	1,072,458.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

Land Use -

Construction Phase - Construction anticipated to end in 2023

Off-road Equipment - Hours are based on an 8-hour workday

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Grading -

Architectural Coating - MM AQ-1 - Project shall utilize 10 g/L paint for non-residential interior and exterior surfaces and 50 g/L paint for parking lot surfaces

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2: Off-road diesel construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	75.00	260.00

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	1,110.00	347.00
tblConstructionPhase	NumDays	75.00	130.00
tblConstructionPhase	PhaseEndDate	6/30/2027	12/29/2023
tblConstructionPhase	PhaseEndDate	12/2/2026	12/29/2023
tblConstructionPhase	PhaseEndDate	3/17/2027	12/29/2023
tblConstructionPhase	PhaseStartDate	3/18/2027	1/1/2023
tblConstructionPhase	PhaseStartDate	12/3/2026	7/1/2023
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.17	0.00
tblEnergyUse	NT24E	0.82	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.33	0.00
tblEnergyUse	T24NG	1.98	0.00
tblLandUse	LandUseSquareFeet	1,379,190.00	1,379,191.00
tblLandUse	LandUseSquareFeet	1,072,460.00	1,072,458.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblSolidWaste	SolidWasteGenerationRate	1,296.44	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	41.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.74	0.00
tblVehicleTrips	SU_TR	1.74	0.00
tblVehicleTrips	WD_TR	1.74	0.00
tblWater	IndoorWaterUseRate	318,937,687.50	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.4317	3.3002	3.5141	0.0121	0.7222	0.1115	0.8337	0.1948	0.1045	0.2993	0.0000	1,113.2593	1,113.2593	0.0901	0.0673	1,135.5618
2023	2.1494	9.2622	12.1456	0.0401	2.5219	0.3193	2.8412	0.6787	0.2990	0.9777	0.0000	3,690.3260	3,690.3260	0.3143	0.1985	3,757.3403
Maximum	**2.1494**	**9.2622**	**12.1456**	**0.0401**	**2.5219**	**0.3193**	**2.8412**	**0.6787**	**0.2990**	**0.9777**	**0.0000**	**3,690.3260**	**3,690.3260**	**0.3143**	**0.1985**	**3,757.3403**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2605	1.3174	3.8510	0.0121	0.7222	0.0208	0.7430	0.1948	0.0200	0.2148	0.0000	1,113.2589	1,113.2589	0.0901	0.0673	1,135.5615
2023	1.6258	3.4298	13.4001	0.0401	2.5219	0.0459	2.5678	0.6787	0.0444	0.7231	0.0000	3,690.3248	3,690.3248	0.3143	0.1985	3,757.3391
Maximum	**1.6258**	**3.4298**	**13.4001**	**0.0401**	**2.5219**	**0.0459**	**2.5678**	**0.6787**	**0.0444**	**0.7231**	**0.0000**	**3,690.3248**	**3,690.3248**	**0.3143**	**0.1985**	**3,757.3391**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**26.92**	**62.21**	**-10.16**	**0.00**	**0.00**	**84.51**	**9.91**	**0.00**	**84.05**	**26.55**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2022**	**11-30-2022**	2.7857	1.1764
2	**12-1-2022**	**2-28-2023**	2.6828	1.2068
3	**3-1-2023**	**5-31-2023**	2.6834	1.2368
4	**6-1-2023**	**8-31-2023**	2.9405	1.2784
5	**9-1-2023**	**9-30-2023**	1.0006	0.4247
		Highest	2.9405	1.2784

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 35.77

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,068,787; Non-Residential Outdoor: 689,596; Striped Parking Area: 93,491 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	2	0.00	231	0.29
Building Construction	Crawler Tractors	6	8.00	212	0.43
Building Construction	Forklifts	6	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	18	1,234.00	481.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	247.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Exposed Area

3.2 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2108	2.2254	1.3726	3.2400e-003		0.0958	0.0958		0.0896	0.0896	0.0000	280.3183	280.3183	0.0738	0.0000	282.1622
Total	**0.2108**	**2.2254**	**1.3726**	**3.2400e-003**		**0.0958**	**0.0958**		**0.0896**	**0.0896**	**0.0000**	**280.3183**	**280.3183**	**0.0738**	**0.0000**	**282.1622**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0333	0.9287	0.3129	3.8100e-003	0.1322	0.0128	0.1450	0.0381	0.0122	0.0504	0.0000	366.4071	366.4071	3.8500e-003	0.0544	382.7061
Worker	0.1876	0.1461	1.8286	5.0600e-003	0.5900	2.9900e-003	0.5930	0.1567	2.7500e-003	0.1594	0.0000	466.5338	466.5338	0.0124	0.0129	470.6935
Total	**0.2209**	**1.0748**	**2.1415**	**8.8700e-003**	**0.7222**	**0.0158**	**0.7380**	**0.1948**	**0.0150**	**0.2098**	**0.0000**	**832.9409**	**832.9409**	**0.0163**	**0.0673**	**853.3996**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0396	0.2426	1.7095	3.2400e-003		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003	0.0000	280.3180	280.3180	0.0738	0.0000	282.1619
Total	**0.0396**	**0.2426**	**1.7095**	**3.2400e-003**		**5.0300e-003**	**5.0300e-003**		**5.0300e-003**	**5.0300e-003**	**0.0000**	**280.3180**	**280.3180**	**0.0738**	**0.0000**	**282.1619**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0333	0.9287	0.3129	3.8100e-003	0.1322	0.0128	0.1450	0.0381	0.0122	0.0504	0.0000	366.4071	366.4071	3.8500e-003	0.0544	382.7061
Worker	0.1876	0.1461	1.8286	5.0600e-003	0.5900	2.9900e-003	0.5930	0.1567	2.7500e-003	0.1594	0.0000	466.5338	466.5338	0.0124	0.0129	470.6935
Total	**0.2209**	**1.0748**	**2.1415**	**8.8700e-003**	**0.7222**	**0.0158**	**0.7380**	**0.1948**	**0.0150**	**0.2098**	**0.0000**	**832.9409**	**832.9409**	**0.0163**	**0.0673**	**853.3996**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.5721	5.8211	4.0333	9.6700e-003		0.2490	0.2490		0.2329	0.2329	0.0000	837.1947	837.1947	0.2192	0.0000	842.6751
Total	**0.5721**	**5.8211**	**4.0333**	**9.6700e-003**		**0.2490**	**0.2490**		**0.2329**	**0.2329**	**0.0000**	**837.1947**	**837.1947**	**0.2192**	**0.0000**	**842.6751**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0678	2.1439	0.8541	0.0109	0.3950	0.0178	0.4129	0.1140	0.0171	0.1310	0.0000	1,052.0704	1,052.0704	0.0106	0.1556	1,098.6947
Worker	0.5207	0.3858	5.0361	0.0146	1.7632	8.4100e-003	1.7716	0.4682	7.7400e-003	0.4760	0.0000	1,357.6852	1,357.6852	0.0335	0.0356	1,369.1319
Total	**0.5885**	**2.5297**	**5.8902**	**0.0256**	**2.1583**	**0.0262**	**2.1845**	**0.5822**	**0.0248**	**0.6070**	**0.0000**	**2,409.7556**	**2,409.7556**	**0.0441**	**0.1912**	**2,467.8266**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1184	0.7249	5.1088	9.6700e-003		0.0150	0.0150		0.0150	0.0150	0.0000	837.1937	837.1937	0.2192	0.0000	842.6741
Total	**0.1184**	**0.7249**	**5.1088**	**9.6700e-003**		**0.0150**	**0.0150**		**0.0150**	**0.0150**	**0.0000**	**837.1937**	**837.1937**	**0.2192**	**0.0000**	**842.6741**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0678	2.1439	0.8541	0.0109	0.3950	0.0178	0.4129	0.1140	0.0171	0.1310	0.0000	1,052.0704	1,052.0704	0.0106	0.1556	1,098.6947
Worker	0.5207	0.3858	5.0361	0.0146	1.7632	8.4100e-003	1.7716	0.4682	7.7400e-003	0.4760	0.0000	1,357.6852	1,357.6852	0.0335	0.0356	1,369.1319
Total	**0.5885**	**2.5297**	**5.8902**	**0.0256**	**2.1583**	**0.0262**	**2.1845**	**0.5822**	**0.0248**	**0.6070**	**0.0000**	**2,409.7556**	**2,409.7556**	**0.0441**	**0.1912**	**2,467.8266**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0671	0.6625	0.9480	1.4800e-003		0.0332	0.0332		0.0305	0.0305	0.0000	130.1746	130.1746	0.0421	0.0000	131.2272
Paving	0.0418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1089**	**0.6625**	**0.9480**	**1.4800e-003**		**0.0332**	**0.0332**		**0.0305**	**0.0305**	**0.0000**	**130.1746**	**130.1746**	**0.0421**	**0.0000**	**131.2272**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
Total	**3.1600e-003**	**2.3400e-003**	**0.0306**	**9.0000e-005**	**0.0107**	**5.0000e-005**	**0.0108**	**2.8500e-003**	**5.0000e-005**	**2.8900e-003**	**0.0000**	**8.2517**	**8.2517**	**2.0000e-004**	**2.2000e-004**	**8.3213**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0182	0.0790	1.1242	1.4800e-003		2.4300e-003	2.4300e-003		2.4300e-003	2.4300e-003	0.0000	130.1745	130.1745	0.0421	0.0000	131.2270
Paving	0.0418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0600**	**0.0790**	**1.1242**	**1.4800e-003**		**2.4300e-003**	**2.4300e-003**		**2.4300e-003**	**2.4300e-003**	**0.0000**	**130.1745**	**130.1745**	**0.0421**	**0.0000**	**131.2270**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
Total	**3.1600e-003**	**2.3400e-003**	**0.0306**	**9.0000e-005**	**0.0107**	**5.0000e-005**	**0.0108**	**2.8500e-003**	**5.0000e-005**	**2.8900e-003**	**0.0000**	**8.2517**	**8.2517**	**2.0000e-004**	**2.2000e-004**	**8.3213**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7476					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2355	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.7725**	**0.1694**	**0.2355**	**3.9000e-004**		**9.2100e-003**	**9.2100e-003**		**9.2100e-003**	**9.2100e-003**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1042	0.0772	1.0080	2.9300e-003	0.3529	1.6800e-003	0.3546	0.0937	1.5500e-003	0.0953	0.0000	271.7571	271.7571	6.7000e-003	7.1300e-003	274.0483
Total	**0.1042**	**0.0772**	**1.0080**	**2.9300e-003**	**0.3529**	**1.6800e-003**	**0.3546**	**0.0937**	**1.5500e-003**	**0.0953**	**0.0000**	**271.7571**	**271.7571**	**6.7000e-003**	**7.1300e-003**	**274.0483**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7476					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8600e-003	0.0167	0.2382	3.9000e-004		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.7515**	**0.0167**	**0.2382**	**3.9000e-004**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1042	0.0772	1.0080	2.9300e-003	0.3529	1.6800e-003	0.3546	0.0937	1.5500e-003	0.0953	0.0000	271.7571	271.7571	6.7000e-003	7.1300e-003	274.0483
Total	**0.1042**	**0.0772**	**1.0080**	**2.9300e-003**	**0.3529**	**1.6800e-003**	**0.3546**	**0.0937**	**1.5500e-003**	**0.0953**	**0.0000**	**271.7571**	**271.7571**	**6.7000e-003**	**7.1300e-003**	**274.0483**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other 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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Parking Lot	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Unmitigated	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6609					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	5.0844					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4700e-003	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**		**1.3000e-004**	**1.3000e-004**		**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.6609					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	5.0844					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4700e-003	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Total	**5.7488**	**3.4000e-004**	**0.0375**	**0.0000**		**1.3000e-004**	**1.3000e-004**		**1.3000e-004**	**1.3000e-004**	**0.0000**	**0.0729**	**0.0729**	**1.9000e-004**	**0.0000**	**0.0777**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	99.62	Acre	99.62	4,339,447.20	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	155.00	265.00
tblConstructionPhase	PhaseEndDate	1/3/2024	6/5/2024
tblGrading	AcresOfGrading	2,385.00	7,950.00
tblGrading	MaterialImported	0.00	172,457.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.027
tblProjectCharacteristics	CO2IntensityFactor	390.98	500.73
tblTripsAndVMT	HaulingTripNumber	21,557.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.5890	6.2042	4.2898	0.0110	4.7092	0.2447	4.9539	0.7151	0.2252	0.9402	0.0000	969.0561	969.0561	0.3077	5.1000e-004	976.8981
2024	0.4232	4.3006	3.1137	8.1800e-003	4.5853	0.1709	4.7562	0.6488	0.1572	0.8060	0.0000	719.7314	719.7314	0.2286	3.5000e-004	725.5497
Maximum	**0.5890**	**6.2042**	**4.2898**	**0.0110**	**4.7092**	**0.2447**	**4.9539**	**0.7151**	**0.2252**	**0.9402**	**0.0000**	**969.0561**	**969.0561**	**0.3077**	**5.1000e-004**	**976.8981**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2730	5.1395	5.9138	0.0110	1.8519	0.1968	2.0486	0.2829	0.1968	0.4797	0.0000	969.0550	969.0550	0.3077	5.1000e-004	976.8969
2024	0.2026	3.8204	4.3931	8.1800e-003	1.7996	0.1463	1.9459	0.2561	0.1463	0.4023	0.0000	719.7305	719.7305	0.2286	3.5000e-004	725.5488
Maximum	**0.2730**	**5.1395**	**5.9138**	**0.0110**	**1.8519**	**0.1968**	**2.0486**	**0.2829**	**0.1968**	**0.4797**	**0.0000**	**969.0550**	**969.0550**	**0.3077**	**5.1000e-004**	**976.8969**

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**53.02**	**14.71**	**-39.22**	**0.00**	**60.71**	**17.45**	**58.86**	**60.48**	**10.28**	**49.49**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-1-2023**	**8-31-2023**	2.9372	2.3402
2	**9-1-2023**	**11-30-2023**	2.9051	2.3147
3	**12-1-2023**	**2-29-2024**	2.7813	2.3144
4	**3-1-2024**	**5-31-2024**	2.7473	2.3397
5	**6-1-2024**	**8-31-2024**	0.1493	0.1272
		Highest	2.9372	2.3402

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 7950

Acres of Paving: 99.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Crawler Tractors	2	8.00	212	0.43

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	12	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.6841	0.0000	4.6841	0.7084	0.0000	0.7084	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5816	6.1987	4.2182	0.0108		0.2446	0.2446		0.2250	0.2250	0.0000	949.7597	949.7597	0.3072	0.0000	957.4390
Total	**0.5816**	**6.1987**	**4.2182**	**0.0108**	**4.6841**	**0.2446**	**4.9287**	**0.7084**	**0.2250**	**0.9334**	**0.0000**	**949.7597**	**949.7597**	**0.3072**	**0.0000**	**957.4390**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-003	5.4800e-003	0.0716	2.1000e-004	0.0251	1.2000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	19.2964	19.2964	4.8000e-004	5.1000e-004	19.4591
Total	**7.4000e-003**	**5.4800e-003**	**0.0716**	**2.1000e-004**	**0.0251**	**1.2000e-004**	**0.0252**	**6.6500e-003**	**1.1000e-004**	**6.7600e-003**	**0.0000**	**19.2964**	**19.2964**	**4.8000e-004**	**5.1000e-004**	**19.4591**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8268	0.0000	1.8268	0.2763	0.0000	0.2763	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2656	5.1340	5.8422	0.0108		0.1967	0.1967		0.1967	0.1967	0.0000	949.7586	949.7586	0.3072	0.0000	957.4379
Total	**0.2656**	**5.1340**	**5.8422**	**0.0108**	**1.8268**	**0.1967**	**2.0235**	**0.2763**	**0.1967**	**0.4730**	**0.0000**	**949.7586**	**949.7586**	**0.3072**	**0.0000**	**957.4379**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-003	5.4800e-003	0.0716	2.1000e-004	0.0251	1.2000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	19.2964	19.2964	4.8000e-004	5.1000e-004	19.4591
Total	**7.4000e-003**	**5.4800e-003**	**0.0716**	**2.1000e-004**	**0.0251**	**1.2000e-004**	**0.0252**	**6.6500e-003**	**1.1000e-004**	**6.7600e-003**	**0.0000**	**19.2964**	**19.2964**	**4.8000e-004**	**5.1000e-004**	**19.4591**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.5667	0.0000	4.5667	0.6439	0.0000	0.6439	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4180	4.2970	3.0638	8.0300e-003		0.1708	0.1708		0.1571	0.1571	0.0000	705.7298	705.7298	0.2283	0.0000	711.4360
Total	**0.4180**	**4.2970**	**3.0638**	**8.0300e-003**	**4.5667**	**0.1708**	**4.7375**	**0.6439**	**0.1571**	**0.8010**	**0.0000**	**705.7298**	**705.7298**	**0.2283**	**0.0000**	**711.4360**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1400e-003	3.6300e-003	0.0499	1.5000e-004	0.0186	8.0000e-005	0.0187	4.9500e-003	8.0000e-005	5.0300e-003	0.0000	14.0016	14.0016	3.2000e-004	3.5000e-004	14.1137
Total	**5.1400e-003**	**3.6300e-003**	**0.0499**	**1.5000e-004**	**0.0186**	**8.0000e-005**	**0.0187**	**4.9500e-003**	**8.0000e-005**	**5.0300e-003**	**0.0000**	**14.0016**	**14.0016**	**3.2000e-004**	**3.5000e-004**	**14.1137**

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7810	0.0000	1.7810	0.2511	0.0000	0.2511	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1974	3.8168	4.3432	8.0300e-003		0.1462	0.1462		0.1462	0.1462	0.0000	705.7289	705.7289	0.2283	0.0000	711.4351
Total	**0.1974**	**3.8168**	**4.3432**	**8.0300e-003**	**1.7810**	**0.1462**	**1.9272**	**0.2511**	**0.1462**	**0.3973**	**0.0000**	**705.7289**	**705.7289**	**0.2283**	**0.0000**	**711.4351**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1400e-003	3.6300e-003	0.0499	1.5000e-004	0.0186	8.0000e-005	0.0187	4.9500e-003	8.0000e-005	5.0300e-003	0.0000	14.0016	14.0016	3.2000e-004	3.5000e-004	14.1137
Total	**5.1400e-003**	**3.6300e-003**	**0.0499**	**1.5000e-004**	**0.0186**	**8.0000e-005**	**0.0187**	**4.9500e-003**	**8.0000e-005**	**5.0300e-003**	**0.0000**	**14.0016**	**14.0016**	**3.2000e-004**	**3.5000e-004**	**14.1137**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Unmitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment])

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	99.62	Acre	99.62	4,339,447.20	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	155.00	265.00
tblConstructionPhase	PhaseEndDate	1/3/2024	6/5/2024
tblGrading	AcresOfGrading	2,385.00	7,950.00
tblGrading	MaterialImported	0.00	172,457.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.027
tblProjectCharacteristics	CO2IntensityFactor	390.98	500.73
tblTripsAndVMT	HaulingTripNumber	21,557.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.5742	6.0861	4.0375	0.0106	4.7075	0.2390	4.9464	0.7146	0.2198	0.9345	0.0000	933.2894	933.2894	0.2965	4.7000e-004	940.8417
2024	0.4126	4.2211	2.9259	7.8800e-003	4.5840	0.1670	4.7510	0.6485	0.1536	0.8021	0.0000	693.1564	693.1564	0.2203	3.3000e-004	698.7599
Maximum	**0.5742**	**6.0861**	**4.0375**	**0.0106**	**4.7075**	**0.2390**	**4.9464**	**0.7146**	**0.2198**	**0.9345**	**0.0000**	**933.2894**	**933.2894**	**0.2965**	**4.7000e-004**	**940.8417**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1349	0.5596	4.7582	0.0106	1.8502	0.0172	1.8674	0.2825	0.0172	0.2997	0.0000	933.2883	933.2883	0.2965	4.7000e-004	940.8406
2024	0.0999	0.4156	3.5342	7.8800e-003	1.7984	0.0128	1.8112	0.2557	0.0128	0.2685	0.0000	693.1556	693.1556	0.2203	3.3000e-004	698.7591
Maximum	**0.1349**	**0.5596**	**4.7582**	**0.0106**	**1.8502**	**0.0172**	**1.8674**	**0.2825**	**0.0172**	**0.2997**	**0.0000**	**933.2883**	**933.2883**	**0.2965**	**4.7000e-004**	**940.8406**

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**76.21**	**90.54**	**-19.09**	**0.00**	**60.73**	**92.63**	**62.07**	**60.52**	**91.99**	**67.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-1-2023**	**8-31-2023**	2.8797	0.3005
2	**9-1-2023**	**11-30-2023**	2.8483	0.2971
3	**12-1-2023**	**2-29-2024**	2.7278	0.2968
4	**3-1-2024**	**5-31-2024**	2.6949	0.3000
5	**6-1-2024**	**8-31-2024**	0.1465	0.0163
		Highest	2.8797	0.3005

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 7950

Acres of Paving: 99.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Crawler Tractors	2	8.00	212	0.43

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.6841	0.0000	4.6841	0.7084	0.0000	0.7084	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5673	6.0810	3.9707	0.0104		0.2388	0.2388		0.2197	0.2197	0.0000	915.2794	915.2794	0.2960	0.0000	922.6799
Total	**0.5673**	**6.0810**	**3.9707**	**0.0104**	**4.6841**	**0.2388**	**4.9229**	**0.7084**	**0.2197**	**0.9281**	**0.0000**	**915.2794**	**915.2794**	**0.2960**	**0.0000**	**922.6799**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	5.1200e-003	0.0668	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	18.0099	18.0099	4.4000e-004	4.7000e-004	18.1618
Total	**6.9100e-003**	**5.1200e-003**	**0.0668**	**1.9000e-004**	**0.0234**	**1.1000e-004**	**0.0235**	**6.2100e-003**	**1.0000e-004**	**6.3100e-003**	**0.0000**	**18.0099**	**18.0099**	**4.4000e-004**	**4.7000e-004**	**18.1618**

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8268	0.0000	1.8268	0.2763	0.0000	0.2763	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1280	0.5544	4.6914	0.0104		0.0171	0.0171		0.0171	0.0171	0.0000	915.2783	915.2783	0.2960	0.0000	922.6788
Total	**0.1280**	**0.5544**	**4.6914**	**0.0104**	**1.8268**	**0.0171**	**1.8439**	**0.2763**	**0.0171**	**0.2933**	**0.0000**	**915.2783**	**915.2783**	**0.2960**	**0.0000**	**922.6788**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	5.1200e-003	0.0668	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	18.0099	18.0099	4.4000e-004	4.7000e-004	18.1618
Total	**6.9100e-003**	**5.1200e-003**	**0.0668**	**1.9000e-004**	**0.0234**	**1.1000e-004**	**0.0235**	**6.2100e-003**	**1.0000e-004**	**6.3100e-003**	**0.0000**	**18.0099**	**18.0099**	**4.4000e-004**	**4.7000e-004**	**18.1618**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.5667	0.0000	4.5667	0.6439	0.0000	0.6439	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4078	4.2177	2.8793	7.7400e-003		0.1669	0.1669		0.1535	0.1535	0.0000	680.0882	680.0882	0.2200	0.0000	685.5871
Total	**0.4078**	**4.2177**	**2.8793**	**7.7400e-003**	**4.5667**	**0.1669**	**4.7336**	**0.6439**	**0.1535**	**0.7974**	**0.0000**	**680.0882**	**680.0882**	**0.2200**	**0.0000**	**685.5871**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-003	3.3900e-003	0.0465	1.4000e-004	0.0174	8.0000e-005	0.0175	4.6200e-003	7.0000e-005	4.6900e-003	0.0000	13.0682	13.0682	3.0000e-004	3.3000e-004	13.1728
Total	**4.8000e-003**	**3.3900e-003**	**0.0465**	**1.4000e-004**	**0.0174**	**8.0000e-005**	**0.0175**	**4.6200e-003**	**7.0000e-005**	**4.6900e-003**	**0.0000**	**13.0682**	**13.0682**	**3.0000e-004**	**3.3000e-004**	**13.1728**

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7810	0.0000	1.7810	0.2511	0.0000	0.2511	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.4122	3.4877	7.7400e-003		0.0127	0.0127		0.0127	0.0127	0.0000	680.0874	680.0874	0.2200	0.0000	685.5862
Total	**0.0951**	**0.4122**	**3.4877**	**7.7400e-003**	**1.7810**	**0.0127**	**1.7937**	**0.2511**	**0.0127**	**0.2638**	**0.0000**	**680.0874**	**680.0874**	**0.2200**	**0.0000**	**685.5862**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-003	3.3900e-003	0.0465	1.4000e-004	0.0174	8.0000e-005	0.0175	4.6200e-003	7.0000e-005	4.6900e-003	0.0000	13.0682	13.0682	3.0000e-004	3.3000e-004	13.1728
Total	**4.8000e-003**	**3.3900e-003**	**0.0465**	**1.4000e-004**	**0.0174**	**8.0000e-005**	**0.0175**	**4.6200e-003**	**7.0000e-005**	**4.6900e-003**	**0.0000**	**13.0682**	**13.0682**	**3.0000e-004**	**3.3000e-004**	**13.1728**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Unmitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Total	**0.3410**	**1.0000e-005**	**1.2700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.4700e-003**	**2.4700e-003**	**1.0000e-005**	**0.0000**	**2.6300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,676.86	1000sqft	38.50	1,676,864.00	0
Other Asphalt Surfaces	1,303.93	1000sqft	29.93	1,303,929.00	0
Other Non-Asphalt Surfaces	311.09	1000sqft	7.14	311,088.00	0
Parking Lot	356.87	1000sqft	8.19	356,871.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	**CH4 Intensity (lb/MWhr)**	0.026	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

Land Use -

Construction Phase - Construction anticipated to end in 2025

Off-road Equipment - Hours are based on an 8-hour workday

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Grading -

Architectural Coating - MM AQ-1 - Project shall utilize 10 g/L paint for non-residential interior and exterior surfaces and 50 g/L paint for parking lot surfaces

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	110.00	496.00

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	1,550.00	609.00
tblConstructionPhase	NumDays	110.00	248.00
tblConstructionPhase	PhaseEndDate	6/13/2030	12/31/2025
tblConstructionPhase	PhaseEndDate	8/9/2029	12/31/2025
tblConstructionPhase	PhaseEndDate	1/10/2030	12/31/2025
tblConstructionPhase	PhaseStartDate	1/11/2030	2/7/2024
tblConstructionPhase	PhaseStartDate	8/10/2029	1/20/2025
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.17	0.00
tblEnergyUse	NT24E	0.82	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.33	0.00
tblEnergyUse	T24NG	1.98	0.00
tblLandUse	LandUseSquareFeet	1,676,860.00	1,676,864.00
tblLandUse	LandUseSquareFeet	1,303,930.00	1,303,929.00
tblLandUse	LandUseSquareFeet	311,090.00	311,088.00
tblLandUse	LandUseSquareFeet	356,870.00	356,871.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblSolidWaste	SolidWasteGenerationRate	1,576.25	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	41.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.74	0.00
tblVehicleTrips	SU_TR	1.74	0.00
tblVehicleTrips	WD_TR	1.74	0.00
tblWater	IndoorWaterUseRate	387,773,875.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.4847	3.5552	4.0569	0.0146	0.8865	0.1179	1.0044	0.2391	0.1100	0.3492	0.0000	1,346.0388	1,346.0388	0.1162	0.0786	1,372.3636
2024	1.9610	10.4946	13.2264	0.0473	3.0960	0.3390	3.4350	0.8335	0.3168	1.1503	0.0000	4,377.0435	4,377.0435	0.3588	0.2404	4,457.6429
2025	2.0714	10.5466	14.5926	0.0496	3.1498	0.3463	3.4961	0.8477	0.3230	1.1707	0.0000	4,590.8684	4,590.8684	0.4341	0.2336	4,671.3343
Maximum	**2.0714**	**10.5466**	**14.5926**	**0.0496**	**3.1498**	**0.3463**	**3.4961**	**0.8477**	**0.3230**	**1.1707**	**0.0000**	**4,590.8684**	**4,590.8684**	**0.4341**	**0.2404**	**4,671.3343**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2919	1.3277	4.5347	0.0146	0.8865	0.0172	0.9037	0.2391	0.0166	0.2558	0.0000	1,346.0384	1,346.0384	0.1162	0.0786	1,372.3632
2024	1.3917	4.0895	14.7493	0.0473	3.0960	0.0543	3.1502	0.8335	0.0524	0.8859	0.0000	4,377.0422	4,377.0422	0.3588	0.2404	4,457.6416
2025	1.4913	4.1639	16.5569	0.0496	3.1498	0.0585	3.2083	0.8477	0.0566	0.9044	0.0000	4,590.8668	4,590.8668	0.4341	0.2336	4,671.3327
Maximum	**1.4913**	**4.1639**	**16.5569**	**0.0496**	**3.1498**	**0.0585**	**3.2083**	**0.8477**	**0.0566**	**0.9044**	**0.0000**	**4,590.8668**	**4,590.8668**	**0.4341**	**0.2404**	**4,671.3327**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**29.71**	**61.05**	**-12.44**	**0.00**	**0.00**	**83.81**	**8.48**	**0.00**	**83.24**	**23.38**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2023**	**11-30-2023**	3.0557	1.2264
2	**12-1-2023**	**2-29-2024**	3.0115	1.2656
3	**3-1-2024**	**5-31-2024**	3.1421	1.3872
4	**6-1-2024**	**8-31-2024**	3.1322	1.3773
5	**9-1-2024**	**11-30-2024**	3.1177	1.3818
6	**12-1-2024**	**2-28-2025**	3.0541	1.3844
7	**3-1-2025**	**5-31-2025**	3.1869	1.4207
8	**6-1-2025**	**8-31-2025**	3.1768	1.4106
9	**9-1-2025**	**9-30-2025**	1.0359	0.4600
		Highest	3.1869	1.4207

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 45.26

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,515,296; Non-Residential Outdoor: 838,432; Striped Parking Area: 118,313 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Crawler Tractors	7	8.00	212	0.43
Building Construction	Forklifts	7	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	20	1,532.00	598.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	306.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Exposed Area

3.2 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2430	2.5152	1.6376	4.1000e-003		0.1071	0.1071		0.0998	0.0998	0.0000	355.8701	355.8701	0.0980	0.0000	358.3212
Total	**0.2430**	**2.5152**	**1.6376**	**4.1000e-003**		**0.1071**	**0.1071**		**0.0998**	**0.0998**	**0.0000**	**355.8701**	**355.8701**	**0.0980**	**0.0000**	**358.3212**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0279	0.8816	0.3512	4.5000e-003	0.1625	7.3300e-003	0.1698	0.0469	7.0100e-003	0.0539	0.0000	432.6393	432.6393	4.3700e-003	0.0640	451.8125
Worker	0.2138	0.1584	2.0681	6.0100e-003	0.7241	3.4500e-003	0.7275	0.1923	3.1800e-003	0.1955	0.0000	557.5294	557.5294	0.0137	0.0146	562.2300
Total	**0.2417**	**1.0400**	**2.4193**	**0.0105**	**0.8865**	**0.0108**	**0.8973**	**0.2391**	**0.0102**	**0.2493**	**0.0000**	**990.1688**	**990.1688**	**0.0181**	**0.0786**	**1,014.0425**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0502	0.2877	2.1154	4.1000e-003		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	355.8696	355.8696	0.0980	0.0000	358.3207
Total	**0.0502**	**0.2877**	**2.1154**	**4.1000e-003**		**6.4500e-003**	**6.4500e-003**		**6.4500e-003**	**6.4500e-003**	**0.0000**	**355.8696**	**355.8696**	**0.0980**	**0.0000**	**358.3207**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0279	0.8816	0.3512	4.5000e-003	0.1625	7.3300e-003	0.1698	0.0469	7.0100e-003	0.0539	0.0000	432.6393	432.6393	4.3700e-003	0.0640	451.8125
Worker	0.2138	0.1584	2.0681	6.0100e-003	0.7241	3.4500e-003	0.7275	0.1923	3.1800e-003	0.1955	0.0000	557.5294	557.5294	0.0137	0.0146	562.2300
Total	**0.2417**	**1.0400**	**2.4193**	**0.0105**	**0.8865**	**0.0108**	**0.8973**	**0.2391**	**0.0102**	**0.2493**	**0.0000**	**990.1688**	**990.1688**	**0.0181**	**0.0786**	**1,014.0425**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.6986	7.1108	4.9253	0.0125		0.2955	0.2955		0.2751	0.2751	0.0000	1,084.4749	1,084.4749	0.2979	0.0000	1,091.9230
Total	**0.6986**	**7.1108**	**4.9253**	**0.0125**		**0.2955**	**0.2955**		**0.2751**	**0.2751**	**0.0000**	**1,084.4749**	**1,084.4749**	**0.2979**	**0.0000**	**1,091.9230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0836	2.6861	1.0579	0.0135	0.4949	0.0222	0.5171	0.1428	0.0212	0.1640	0.0000	1,297.7364	1,297.7364	0.0138	0.1916	1,355.1764
Worker	0.6083	0.4298	5.9022	0.0177	2.2059	0.0101	2.2159	0.5857	9.2600e-003	0.5950	0.0000	1,657.8237	1,657.8237	0.0380	0.0414	1,671.1001
Total	**0.6919**	**3.1159**	**6.9601**	**0.0312**	**2.7008**	**0.0322**	**2.7330**	**0.7285**	**0.0305**	**0.7590**	**0.0000**	**2,955.5601**	**2,955.5601**	**0.0518**	**0.2330**	**3,026.2765**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1530	0.8764	6.4447	0.0125		0.0196	0.0196		0.0196	0.0196	0.0000	1,084.4736	1,084.4736	0.2979	0.0000	1,091.9217
Total	**0.1530**	**0.8764**	**6.4447**	**0.0125**		**0.0196**	**0.0196**		**0.0196**	**0.0196**	**0.0000**	**1,084.4736**	**1,084.4736**	**0.2979**	**0.0000**	**1,091.9217**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0836	2.6861	1.0579	0.0135	0.4949	0.0222	0.5171	0.1428	0.0212	0.1640	0.0000	1,297.7364	1,297.7364	0.0138	0.1916	1,355.1764
Worker	0.6083	0.4298	5.9022	0.0177	2.2059	0.0101	2.2159	0.5857	9.2600e-003	0.5950	0.0000	1,657.8237	1,657.8237	0.0380	0.0414	1,671.1001
Total	**0.6919**	**3.1159**	**6.9601**	**0.0312**	**2.7008**	**0.0322**	**2.7330**	**0.7285**	**0.0305**	**0.7590**	**0.0000**	**2,955.5601**	**2,955.5601**	**0.0518**	**0.2330**	**3,026.2765**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.6293	6.1654	4.7969	0.0124		0.2519	0.2519		0.2345	0.2345	0.0000	1,080.0231	1,080.0231	0.2958	0.0000	1,087.4187
Total	**0.6293**	**6.1654**	**4.7969**	**0.0124**		**0.2519**	**0.2519**		**0.2345**	**0.2345**	**0.0000**	**1,080.0231**	**1,080.0231**	**0.2958**	**0.0000**	**1,087.4187**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0822	2.6537	1.0421	0.0132	0.4930	0.0221	0.5151	0.1422	0.0211	0.1634	0.0000	1,270.0027	1,270.0027	0.0143	0.1871	1,326.1209
Worker	0.5672	0.3838	5.4847	0.0171	2.1974	9.5300e-003	2.2070	0.5835	8.7700e-003	0.5923	0.0000	1,611.3391	1,611.3391	0.0342	0.0384	1,623.6500
Total	**0.6493**	**3.0375**	**6.5268**	**0.0302**	**2.6904**	**0.0316**	**2.7221**	**0.7258**	**0.0299**	**0.7557**	**0.0000**	**2,881.3418**	**2,881.3418**	**0.0484**	**0.2256**	**2,949.7709**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1524	0.8730	6.4201	0.0124		0.0196	0.0196		0.0196	0.0196	0.0000	1,080.0219	1,080.0219	0.2958	0.0000	1,087.4174
Total	**0.1524**	**0.8730**	**6.4201**	**0.0124**		**0.0196**	**0.0196**		**0.0196**	**0.0196**	**0.0000**	**1,080.0219**	**1,080.0219**	**0.2958**	**0.0000**	**1,087.4174**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0822	2.6537	1.0421	0.0132	0.4930	0.0221	0.5151	0.1422	0.0211	0.1634	0.0000	1,270.0027	1,270.0027	0.0143	0.1871	1,326.1209
Worker	0.5672	0.3838	5.4847	0.0171	2.1974	9.5300e-003	2.2070	0.5835	8.7700e-003	0.5923	0.0000	1,611.3391	1,611.3391	0.0342	0.0384	1,623.6500
Total	**0.6493**	**3.0375**	**6.5268**	**0.0302**	**2.6904**	**0.0316**	**2.7221**	**0.7258**	**0.0299**	**0.7557**	**0.0000**	**2,881.3418**	**2,881.3418**	**0.0484**	**0.2256**	**2,949.7709**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1135	1.0641	1.8077	2.8300e-003		0.0519	0.0519		0.0478	0.0478	0.0000	248.2388	248.2388	0.0803	0.0000	250.2459
Paving	0.0499					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1634**	**1.0641**	**1.8077**	**2.8300e-003**		**0.0519**	**0.0519**		**0.0478**	**0.0478**	**0.0000**	**248.2388**	**248.2388**	**0.0803**	**0.0000**	**250.2459**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2800e-003	3.5700e-003	0.0510	1.6000e-004	0.0204	9.0000e-005	0.0205	5.4300e-003	8.0000e-005	5.5100e-003	0.0000	14.9910	14.9910	3.2000e-004	3.6000e-004	15.1055
Total	**5.2800e-003**	**3.5700e-003**	**0.0510**	**1.6000e-004**	**0.0204**	**9.0000e-005**	**0.0205**	**5.4300e-003**	**8.0000e-005**	**5.5100e-003**	**0.0000**	**14.9910**	**14.9910**	**3.2000e-004**	**3.6000e-004**	**15.1055**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0348	0.1507	2.1447	2.8300e-003		4.6400e-003	4.6400e-003		4.6400e-003	4.6400e-003	0.0000	248.2385	248.2385	0.0803	0.0000	250.2456
Paving	0.0499					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0847**	**0.1507**	**2.1447**	**2.8300e-003**		**4.6400e-003**	**4.6400e-003**		**4.6400e-003**	**4.6400e-003**	**0.0000**	**248.2385**	**248.2385**	**0.0803**	**0.0000**	**250.2456**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2800e-003	3.5700e-003	0.0510	1.6000e-004	0.0204	9.0000e-005	0.0205	5.4300e-003	8.0000e-005	5.5100e-003	0.0000	14.9910	14.9910	3.2000e-004	3.6000e-004	15.1055
Total	**5.2800e-003**	**3.5700e-003**	**0.0510**	**1.6000e-004**	**0.0204**	**9.0000e-005**	**0.0205**	**5.4300e-003**	**8.0000e-005**	**5.5100e-003**	**0.0000**	**14.9910**	**14.9910**	**3.2000e-004**	**3.6000e-004**	**15.1055**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0283	0.1910	0.2836	4.7000e-004		9.5400e-003	9.5400e-003		9.5400e-003	9.5400e-003	0.0000	40.0010	40.0010	2.2500e-003	0.0000	40.0573
Total	**0.4615**	**0.1910**	**0.2836**	**4.7000e-004**		**9.5400e-003**	**9.5400e-003**		**9.5400e-003**	**9.5400e-003**	**0.0000**	**40.0010**	**40.0010**	**2.2500e-003**	**0.0000**	**40.0573**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1090	0.0770	1.0574	3.1700e-003	0.3952	1.8000e-003	0.3970	0.1049	1.6600e-003	0.1066	0.0000	297.0076	297.0076	6.8000e-003	7.4100e-003	299.3862
Total	**0.1090**	**0.0770**	**1.0574**	**3.1700e-003**	**0.3952**	**1.8000e-003**	**0.3970**	**0.1049**	**1.6600e-003**	**0.1066**	**0.0000**	**297.0076**	**297.0076**	**6.8000e-003**	**7.4100e-003**	**299.3862**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6600e-003	0.0202	0.2871	4.7000e-004		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	40.0009	40.0009	2.2500e-003	0.0000	40.0572
Total	**0.4379**	**0.0202**	**0.2871**	**4.7000e-004**		**6.2000e-004**	**6.2000e-004**		**6.2000e-004**	**6.2000e-004**	**0.0000**	**40.0009**	**40.0009**	**2.2500e-003**	**0.0000**	**40.0572**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1090	0.0770	1.0574	3.1700e-003	0.3952	1.8000e-003	0.3970	0.1049	1.6600e-003	0.1066	0.0000	297.0076	297.0076	6.8000e-003	7.4100e-003	299.3862
Total	**0.1090**	**0.0770**	**1.0574**	**3.1700e-003**	**0.3952**	**1.8000e-003**	**0.3970**	**0.1049**	**1.6600e-003**	**0.1066**	**0.0000**	**297.0076**	**297.0076**	**6.8000e-003**	**7.4100e-003**	**299.3862**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4811					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0297	0.1993	0.3148	5.2000e-004		8.9600e-003	8.9600e-003		8.9600e-003	8.9600e-003	0.0000	44.4266	44.4266	2.4200e-003	0.0000	44.4872
Total	**0.5109**	**0.1993**	**0.3148**	**5.2000e-004**		**8.9600e-003**	**8.9600e-003**		**8.9600e-003**	**8.9600e-003**	**0.0000**	**44.4266**	**44.4266**	**2.4200e-003**	**0.0000**	**44.4872**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1133	0.0767	1.0955	3.4100e-003	0.4389	1.9000e-003	0.4408	0.1166	1.7500e-003	0.1183	0.0000	321.8471	321.8471	6.8300e-003	7.6800e-003	324.3061
Total	**0.1133**	**0.0767**	**1.0955**	**3.4100e-003**	**0.4389**	**1.9000e-003**	**0.4408**	**0.1166**	**1.7500e-003**	**0.1183**	**0.0000**	**321.8471**	**321.8471**	**6.8300e-003**	**7.6800e-003**	**324.3061**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4811					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1700e-003	0.0224	0.3188	5.2000e-004		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004	0.0000	44.4266	44.4266	2.4200e-003	0.0000	44.4872
Total	**0.4863**	**0.0224**	**0.3188**	**5.2000e-004**		**6.9000e-004**	**6.9000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**44.4266**	**44.4266**	**2.4200e-003**	**0.0000**	**44.4872**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1133	0.0767	1.0955	3.4100e-003	0.4389	1.9000e-003	0.4408	0.1166	1.7500e-003	0.1183	0.0000	321.8471	321.8471	6.8300e-003	7.6800e-003	324.3061
Total	**0.1133**	**0.0767**	**1.0955**	**3.4100e-003**	**0.4389**	**1.9000e-003**	**0.4408**	**0.1166**	**1.7500e-003**	**0.1183**	**0.0000**	**321.8471**	**321.8471**	**6.8300e-003**	**7.6800e-003**	**324.3061**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	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

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Parking Lot	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Unrefrigerated Warehouse-No Rail	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Unmitigated	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.8046					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.2800e-003	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.8046					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.2800e-003	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Total	**6.9957**	**4.2000e-004**	**0.0465**	**0.0000**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0906**	**0.0906**	**2.4000e-004**	**0.0000**	**0.0964**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	74.35	Acre	74.35	3,238,686.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	**CH4 Intensity (lb/MWhr)**	0.026	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

Land Use -

Construction Phase - Grading activities will occur over a 270-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	110.00	270.00
tblGrading	AcresOfGrading	2,430.00	3,300.00
tblGrading	MaterialImported	0.00	160,469.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblTripsAndVMT	HaulingTripNumber	20,059.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.5692	5.7849	4.1883	0.0110	2.2427	0.2299	2.4726	0.4487	0.2115	0.6602	0.0000	968.1342	968.1342	0.3075	4.7000e-004	975.9606
2025	0.3930	3.7688	2.9822	8.5400e-003	2.1347	0.1491	2.2838	0.3910	0.1372	0.5281	0.0000	750.8136	750.8136	0.2385	3.4000e-004	756.8780
Maximum	**0.5692**	**5.7849**	**4.1883**	**0.0110**	**2.2427**	**0.2299**	**2.4726**	**0.4487**	**0.2115**	**0.6602**	**0.0000**	**968.1342**	**968.1342**	**0.3075**	**4.7000e-004**	**975.9606**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.2725	5.1389	5.9092	0.0110	0.8900	0.1968	1.0867	0.1791	0.1968	0.3758	0.0000	968.1331	968.1331	0.3075	4.7000e-004	975.9595
2025	0.2112	3.9890	4.5839	8.5400e-003	0.8444	0.1528	0.9972	0.1556	0.1528	0.3084	0.0000	750.8127	750.8127	0.2385	3.4000e-004	756.8771
Maximum	**0.2725**	**5.1389**	**5.9092**	**0.0110**	**0.8900**	**0.1968**	**1.0867**	**0.1791**	**0.1968**	**0.3758**	**0.0000**	**968.1331**	**968.1331**	**0.3075**	**4.7000e-004**	**975.9595**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**49.74**	**4.46**	**-46.34**	**0.00**	**60.38**	**7.76**	**56.19**	**60.14**	**-0.26**	**42.42**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-3-2024**	**9-2-2024**	2.7473	2.3398
2	**9-3-2024**	**12-2-2024**	2.7173	2.3142
3	**12-3-2024**	**3-2-2025**	2.4028	2.2885
4	**3-3-2025**	**6-2-2025**	2.3179	2.3393
5	**6-3-2025**	**9-2-2025**	0.2771	0.2797
		Highest	2.7473	2.3398

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 3300

Acres of Paving: 74.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	12	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.2177	0.0000	2.2177	0.4421	0.0000	0.4421	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5623	5.7800	4.1212	0.0108		0.2297	0.2297		0.2114	0.2114	0.0000	949.3002	949.3002	0.3070	0.0000	956.9758
Total	**0.5623**	**5.7800**	**4.1212**	**0.0108**	**2.2177**	**0.2297**	**2.4474**	**0.4421**	**0.2114**	**0.6534**	**0.0000**	**949.3002**	**949.3002**	**0.3070**	**0.0000**	**956.9758**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	4.8800e-003	0.0671	2.0000e-004	0.0251	1.1000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	18.8340	18.8340	4.3000e-004	4.7000e-004	18.9849
Total	**6.9100e-003**	**4.8800e-003**	**0.0671**	**2.0000e-004**	**0.0251**	**1.1000e-004**	**0.0252**	**6.6500e-003**	**1.1000e-004**	**6.7600e-003**	**0.0000**	**18.8340**	**18.8340**	**4.3000e-004**	**4.7000e-004**	**18.9849**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8649	0.0000	0.8649	0.1724	0.0000	0.1724	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2656	5.1340	5.8422	0.0108		0.1967	0.1967		0.1967	0.1967	0.0000	949.2991	949.2991	0.3070	0.0000	956.9747
Total	**0.2656**	**5.1340**	**5.8422**	**0.0108**	**0.8649**	**0.1967**	**1.0616**	**0.1724**	**0.1967**	**0.3691**	**0.0000**	**949.2991**	**949.2991**	**0.3070**	**0.0000**	**956.9747**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	4.8800e-003	0.0671	2.0000e-004	0.0251	1.1000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	18.8340	18.8340	4.3000e-004	4.7000e-004	18.9849
Total	**6.9100e-003**	**4.8800e-003**	**0.0671**	**2.0000e-004**	**0.0251**	**1.1000e-004**	**0.0252**	**6.6500e-003**	**1.1000e-004**	**6.7600e-003**	**0.0000**	**18.8340**	**18.8340**	**4.3000e-004**	**4.7000e-004**	**18.9849**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.1153	0.0000	2.1153	0.3858	0.0000	0.3858	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3880	3.7654	2.9337	8.3900e-003		0.1490	0.1490		0.1371	0.1371	0.0000	736.5480	736.5480	0.2382	0.0000	742.5033
Total	**0.3880**	**3.7654**	**2.9337**	**8.3900e-003**	**2.1153**	**0.1490**	**2.2643**	**0.3858**	**0.1371**	**0.5229**	**0.0000**	**736.5480**	**736.5480**	**0.2382**	**0.0000**	**742.5033**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0200e-003	3.4000e-003	0.0486	1.5000e-004	0.0195	8.0000e-005	0.0195	5.1700e-003	8.0000e-005	5.2400e-003	0.0000	14.2656	14.2656	3.0000e-004	3.4000e-004	14.3746
Total	**5.0200e-003**	**3.4000e-003**	**0.0486**	**1.5000e-004**	**0.0195**	**8.0000e-005**	**0.0195**	**5.1700e-003**	**8.0000e-005**	**5.2400e-003**	**0.0000**	**14.2656**	**14.2656**	**3.0000e-004**	**3.4000e-004**	**14.3746**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8250	0.0000	0.8250	0.1505	0.0000	0.1505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2062	3.9856	4.5354	8.3900e-003		0.1527	0.1527		0.1527	0.1527	0.0000	736.5471	736.5471	0.2382	0.0000	742.5025
Total	**0.2062**	**3.9856**	**4.5354**	**8.3900e-003**	**0.8250**	**0.1527**	**0.9776**	**0.1505**	**0.1527**	**0.3031**	**0.0000**	**736.5471**	**736.5471**	**0.2382**	**0.0000**	**742.5025**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0200e-003	3.4000e-003	0.0486	1.5000e-004	0.0195	8.0000e-005	0.0195	5.1700e-003	8.0000e-005	5.2400e-003	0.0000	14.2656	14.2656	3.0000e-004	3.4000e-004	14.3746
Total	**5.0200e-003**	**3.4000e-003**	**0.0486**	**1.5000e-004**	**0.0195**	**8.0000e-005**	**0.0195**	**5.1700e-003**	**8.0000e-005**	**5.2400e-003**	**0.0000**	**14.2656**	**14.2656**	**3.0000e-004**	**3.4000e-004**	**14.3746**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Unmitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment])

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	74.35	Acre	74.35	3,238,686.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	**CH4 Intensity (lb/MWhr)**	0.026	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

Land Use -

Construction Phase - Grading activities will occur over a 270-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	110.00	270.00
tblGrading	AcresOfGrading	2,430.00	3,300.00
tblGrading	MaterialImported	0.00	160,469.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblTripsAndVMT	HaulingTripNumber	20,059.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.5550	5.6779	3.9357	0.0106	2.2411	0.2246	2.4657	0.4483	0.2066	0.6549	0.0000	932.3873	932.3873	0.2963	4.4000e-004	939.9248
2025	0.3828	3.6965	2.7867	8.2200e-003	2.1335	0.1456	2.2790	0.3906	0.1339	0.5245	0.0000	723.0825	723.0825	0.2298	3.2000e-004	728.9231
Maximum	**0.5550**	**5.6779**	**3.9357**	**0.0106**	**2.2411**	**0.2246**	**2.4657**	**0.4483**	**0.2066**	**0.6549**	**0.0000**	**932.3873**	**932.3873**	**0.2963**	**4.4000e-004**	**939.9248**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.1344	0.5590	4.7540	0.0106	0.8883	0.0172	0.9054	0.1786	0.0172	0.1958	0.0000	932.3862	932.3862	0.2963	4.4000e-004	939.9237
2025	0.1040	0.4336	3.6874	8.2200e-003	0.8431	0.0133	0.8564	0.1553	0.0133	0.1686	0.0000	723.0817	723.0817	0.2298	3.2000e-004	728.9222
Maximum	**0.1344**	**0.5590**	**4.7540**	**0.0106**	**0.8883**	**0.0172**	**0.9054**	**0.1786**	**0.0172**	**0.1958**	**0.0000**	**932.3862**	**932.3862**	**0.2963**	**4.4000e-004**	**939.9237**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**74.58**	**89.41**	**-25.57**	**0.00**	**60.42**	**91.76**	**62.87**	**60.20**	**91.05**	**69.11**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-3-2024**	**9-2-2024**	2.6949	0.3000
2	**9-3-2024**	**12-2-2024**	2.6655	0.2967
3	**12-3-2024**	**3-2-2025**	2.3558	0.2931
4	**3-3-2025**	**6-2-2025**	2.2720	0.2996
5	**6-3-2025**	**9-2-2025**	0.2717	0.0358
		Highest	2.6949	0.3000

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 3300

Acres of Paving: 74.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.2177	0.0000	2.2177	0.4421	0.0000	0.4421	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5486	5.6734	3.8731	0.0104		0.2245	0.2245		0.2065	0.2065	0.0000	914.8089	914.8089	0.2959	0.0000	922.2056
Total	**0.5486**	**5.6734**	**3.8731**	**0.0104**	**2.2177**	**0.2245**	**2.4422**	**0.4421**	**0.2065**	**0.6486**	**0.0000**	**914.8089**	**914.8089**	**0.2959**	**0.0000**	**922.2056**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4500e-003	4.5600e-003	0.0626	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	17.5784	17.5784	4.0000e-004	4.4000e-004	17.7192
Total	**6.4500e-003**	**4.5600e-003**	**0.0626**	**1.9000e-004**	**0.0234**	**1.1000e-004**	**0.0235**	**6.2100e-003**	**1.0000e-004**	**6.3100e-003**	**0.0000**	**17.5784**	**17.5784**	**4.0000e-004**	**4.4000e-004**	**17.7192**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8649	0.0000	0.8649	0.1724	0.0000	0.1724	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1280	0.5544	4.6914	0.0104		0.0171	0.0171		0.0171	0.0171	0.0000	914.8078	914.8078	0.2959	0.0000	922.2045
Total	**0.1280**	**0.5544**	**4.6914**	**0.0104**	**0.8649**	**0.0171**	**0.8820**	**0.1724**	**0.0171**	**0.1895**	**0.0000**	**914.8078**	**914.8078**	**0.2959**	**0.0000**	**922.2045**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4500e-003	4.5600e-003	0.0626	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	17.5784	17.5784	4.0000e-004	4.4000e-004	17.7192
Total	**6.4500e-003**	**4.5600e-003**	**0.0626**	**1.9000e-004**	**0.0234**	**1.1000e-004**	**0.0235**	**6.2100e-003**	**1.0000e-004**	**6.3100e-003**	**0.0000**	**17.5784**	**17.5784**	**4.0000e-004**	**4.4000e-004**	**17.7192**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.1153	0.0000	2.1153	0.3858	0.0000	0.3858	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3781	3.6933	2.7414	8.0800e-003		0.1455	0.1455		0.1338	0.1338	0.0000	709.7679	709.7679	0.2296	0.0000	715.5068
Total	**0.3781**	**3.6933**	**2.7414**	**8.0800e-003**	**2.1153**	**0.1455**	**2.2608**	**0.3858**	**0.1338**	**0.5196**	**0.0000**	**709.7679**	**709.7679**	**0.2296**	**0.0000**	**715.5068**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6900e-003	3.1700e-003	0.0453	1.4000e-004	0.0182	8.0000e-005	0.0182	4.8200e-003	7.0000e-005	4.8900e-003	0.0000	13.3146	13.3146	2.8000e-004	3.2000e-004	13.4163
Total	**4.6900e-003**	**3.1700e-003**	**0.0453**	**1.4000e-004**	**0.0182**	**8.0000e-005**	**0.0182**	**4.8200e-003**	**7.0000e-005**	**4.8900e-003**	**0.0000**	**13.3146**	**13.3146**	**2.8000e-004**	**3.2000e-004**	**13.4163**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8250	0.0000	0.8250	0.1505	0.0000	0.1505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0993	0.4304	3.6420	8.0800e-003		0.0132	0.0132		0.0132	0.0132	0.0000	709.7671	709.7671	0.2296	0.0000	715.5059
Total	**0.0993**	**0.4304**	**3.6420**	**8.0800e-003**	**0.8250**	**0.0132**	**0.8382**	**0.1505**	**0.0132**	**0.1637**	**0.0000**	**709.7671**	**709.7671**	**0.2296**	**0.0000**	**715.5059**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6900e-003	3.1700e-003	0.0453	1.4000e-004	0.0182	8.0000e-005	0.0182	4.8200e-003	7.0000e-005	4.8900e-003	0.0000	13.3146	13.3146	2.8000e-004	3.2000e-004	13.4163
Total	**4.6900e-003**	**3.1700e-003**	**0.0453**	**1.4000e-004**	**0.0182**	**8.0000e-005**	**0.0182**	**4.8200e-003**	**7.0000e-005**	**4.8900e-003**	**0.0000**	**13.3146**	**13.3146**	**2.8000e-004**	**3.2000e-004**	**13.4163**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Unmitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Total	**0.2545**	**1.0000e-005**	**9.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8500e-003**	**1.8500e-003**	**0.0000**	**0.0000**	**1.9700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	893.45	1000sqft	20.51	893,450.00	0
Arena	127.00	1000sqft	2.91	127,000.00	0
Golf Course	36.00	Hole	1.01	44,000.00	0
Health Club	40.00	1000sqft	0.92	40,000.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Hotel	125.00	Room	4.17	181,500.00	0
Quality Restaurant	15.00	1000sqft	0.34	15,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

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

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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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.5074	2.8354	2.9292	9.4900e-003	0.4302	0.1024	0.5325	0.1159	0.0956	0.2115	0.0000	864.8216	864.8216	0.1196	0.0335	877.7982
2027	0.1800	0.6389	0.7336	2.1200e-003	0.0927	0.0242	0.1169	0.0249	0.0226	0.0476	0.0000	193.3307	193.3307	0.0295	6.4400e-003	195.9854
Maximum	**0.5074**	**2.8354**	**2.9292**	**9.4900e-003**	**0.4302**	**0.1024**	**0.5325**	**0.1159**	**0.0956**	**0.2115**	**0.0000**	**864.8216**	**864.8216**	**0.1196**	**0.0335**	**877.7982**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.3205	0.7987	3.5403	9.4900e-003	0.4302	0.0124	0.4425	0.1159	0.0121	0.1281	0.0000	864.8211	864.8211	0.1196	0.0335	877.7977
2027	0.1366	0.1664	0.8777	2.1200e-003	0.0927	2.8000e-003	0.0955	0.0249	2.7500e-003	0.0277	0.0000	193.3306	193.3306	0.0295	6.4400e-003	195.9853
Maximum	**0.3205**	**0.7987**	**3.5403**	**9.4900e-003**	**0.4302**	**0.0124**	**0.4425**	**0.1159**	**0.0121**	**0.1281**	**0.0000**	**864.8211**	**864.8211**	**0.1196**	**0.0335**	**877.7977**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**33.49**	**72.22**	**-20.62**	**0.00**	**0.00**	**88.00**	**17.16**	**0.00**	**87.41**	**39.89**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**7-1-2026**	**9-30-2026**	1.2320	0.3696
2	**10-1-2026**	**12-31-2026**	2.1180	0.7527
3	**1-1-2027**	**3-31-2027**	0.8093	0.3005
		Highest	2.1180	0.7527

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 20.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 567,750; Non-Residential Outdoor: 189,250; Striped Parking Area: 53,607 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Building Construction	Crawler Tractors	6	8.00	212	0.43
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Forklifts	6	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	18	553.00	216.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	111.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Exposed Area

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2377	2.3145	1.8269	4.6900e-003		0.0944	0.0944		0.0880	0.0880	0.0000	406.2353	406.2353	0.1091	0.0000	408.9616
Total	**0.2377**	**2.3145**	**1.8269**	**4.6900e-003**		**0.0944**	**0.0944**		**0.0880**	**0.0880**	**0.0000**	**406.2353**	**406.2353**	**0.1091**	**0.0000**	**408.9616**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.3963	0.1557	1.9500e-003	0.0744	3.3200e-003	0.0777	0.0215	3.1800e-003	0.0246	0.0000	188.0922	188.0922	2.2300e-003	0.0277	196.3903
Worker	0.0804	0.0524	0.7765	2.4900e-003	0.3313	1.3600e-003	0.3326	0.0880	1.2500e-003	0.0892	0.0000	237.2748	237.2748	4.6800e-003	5.4500e-003	239.0162
Total	**0.0927**	**0.4486**	**0.9322**	**4.4400e-003**	**0.4056**	**4.6800e-003**	**0.4103**	**0.1094**	**4.4300e-003**	**0.1139**	**0.0000**	**425.3670**	**425.3670**	**6.9100e-003**	**0.0331**	**435.4065**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0574	0.3374	2.4251	4.6900e-003		7.3300e-003	7.3300e-003		7.3300e-003	7.3300e-003	0.0000	406.2348	406.2348	0.1091	0.0000	408.9611
Total	**0.0574**	**0.3374**	**2.4251**	**4.6900e-003**		**7.3300e-003**	**7.3300e-003**		**7.3300e-003**	**7.3300e-003**	**0.0000**	**406.2348**	**406.2348**	**0.1091**	**0.0000**	**408.9611**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.3963	0.1557	1.9500e-003	0.0744	3.3200e-003	0.0777	0.0215	3.1800e-003	0.0246	0.0000	188.0922	188.0922	2.2300e-003	0.0277	196.3903
Worker	0.0804	0.0524	0.7765	2.4900e-003	0.3313	1.3600e-003	0.3326	0.0880	1.2500e-003	0.0892	0.0000	237.2748	237.2748	4.6800e-003	5.4500e-003	239.0162
Total	**0.0927**	**0.4486**	**0.9322**	**4.4400e-003**	**0.4056**	**4.6800e-003**	**0.4103**	**0.1094**	**4.4300e-003**	**0.1139**	**0.0000**	**425.3670**	**425.3670**	**6.9100e-003**	**0.0331**	**435.4065**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0458	0.4459	0.3520	9.0000e-004		0.0182	0.0182		0.0170	0.0170	0.0000	78.2655	78.2655	0.0210	0.0000	78.7908
Total	**0.0458**	**0.4459**	**0.3520**	**9.0000e-004**		**0.0182**	**0.0182**		**0.0170**	**0.0170**	**0.0000**	**78.2655**	**78.2655**	**0.0210**	**0.0000**	**78.7908**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3300e-003	0.0756	0.0298	3.7000e-004	0.0143	6.4000e-004	0.0150	4.1300e-003	6.1000e-004	4.7400e-003	0.0000	35.5317	35.5317	4.4000e-004	5.2200e-003	37.0972
Worker	0.0146	9.1900e-003	0.1413	4.7000e-004	0.0638	2.5000e-004	0.0641	0.0170	2.3000e-004	0.0172	0.0000	44.7439	44.7439	8.2000e-004	9.9000e-004	45.0608
Total	**0.0169**	**0.0848**	**0.1711**	**8.4000e-004**	**0.0782**	**8.9000e-004**	**0.0790**	**0.0211**	**8.4000e-004**	**0.0219**	**0.0000**	**80.2756**	**80.2756**	**1.2600e-003**	**6.2100e-003**	**82.1580**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0111	0.0650	0.4672	9.0000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	78.2654	78.2654	0.0210	0.0000	78.7907
Total	**0.0111**	**0.0650**	**0.4672**	**9.0000e-004**		**1.4100e-003**	**1.4100e-003**		**1.4100e-003**	**1.4100e-003**	**0.0000**	**78.2654**	**78.2654**	**0.0210**	**0.0000**	**78.7907**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3300e-003	0.0756	0.0298	3.7000e-004	0.0143	6.4000e-004	0.0150	4.1300e-003	6.1000e-004	4.7400e-003	0.0000	35.5317	35.5317	4.4000e-004	5.2200e-003	37.0972
Worker	0.0146	9.1900e-003	0.1413	4.7000e-004	0.0638	2.5000e-004	0.0641	0.0170	2.3000e-004	0.0172	0.0000	44.7439	44.7439	8.2000e-004	9.9000e-004	45.0608
Total	**0.0169**	**0.0848**	**0.1711**	**8.4000e-004**	**0.0782**	**8.9000e-004**	**0.0790**	**0.0211**	**8.4000e-004**	**0.0219**	**0.0000**	**80.2756**	**80.2756**	**1.2600e-003**	**6.2100e-003**	**82.1580**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1200e-003	0.0386	0.0656	1.0000e-004		1.8800e-003	1.8800e-003		1.7300e-003	1.7300e-003	0.0000	9.0087	9.0087	2.9100e-003	0.0000	9.0815
Paving	8.0600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0122**	**0.0386**	**0.0656**	**1.0000e-004**		**1.8800e-003**	**1.8800e-003**		**1.7300e-003**	**1.7300e-003**	**0.0000**	**9.0087**	**9.0087**	**2.9100e-003**	**0.0000**	**9.0815**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.7400e-003	1.0000e-005	7.4000e-004	0.0000	7.4000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.5314	0.5314	1.0000e-005	1.0000e-005	0.5353
Total	**1.8000e-004**	**1.2000e-004**	**1.7400e-003**	**1.0000e-005**	**7.4000e-004**	**0.0000**	**7.4000e-004**	**2.0000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**0.5314**	**0.5314**	**1.0000e-005**	**1.0000e-005**	**0.5353**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.2600e-003	5.4700e-003	0.0778	1.0000e-004		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	9.0087	9.0087	2.9100e-003	0.0000	9.0815
Paving	8.0600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.3200e-003**	**5.4700e-003**	**0.0778**	**1.0000e-004**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**9.0087**	**9.0087**	**2.9100e-003**	**0.0000**	**9.0815**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.7400e-003	1.0000e-005	7.4000e-004	0.0000	7.4000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.5314	0.5314	1.0000e-005	1.0000e-005	0.5353
Total	**1.8000e-004**	**1.2000e-004**	**1.7400e-003**	**1.0000e-005**	**7.4000e-004**	**0.0000**	**7.4000e-004**	**2.0000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**0.5314**	**0.5314**	**1.0000e-005**	**1.0000e-005**	**0.5353**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.6100e-003	0.0901	0.1531	2.4000e-004		4.3900e-003	4.3900e-003		4.0400e-003	4.0400e-003	0.0000	21.0202	21.0202	6.8000e-003	0.0000	21.1902
Paving	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0284**	**0.0901**	**0.1531**	**2.4000e-004**		**4.3900e-003**	**4.3900e-003**		**4.0400e-003**	**4.0400e-003**	**0.0000**	**21.0202**	**21.0202**	**6.8000e-003**	**0.0000**	**21.1902**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	2.5000e-004	3.8300e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.2137	1.2137	2.0000e-005	3.0000e-005	1.2223
Total	**4.0000e-004**	**2.5000e-004**	**3.8300e-003**	**1.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.6000e-004**	**1.0000e-005**	**4.7000e-004**	**0.0000**	**1.2137**	**1.2137**	**2.0000e-005**	**3.0000e-005**	**1.2223**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.9400e-003	0.0128	0.1816	2.4000e-004		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	21.0202	21.0202	6.8000e-003	0.0000	21.1902
Paving	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0218**	**0.0128**	**0.1816**	**2.4000e-004**		**3.9000e-004**	**3.9000e-004**		**3.9000e-004**	**3.9000e-004**	**0.0000**	**21.0202**	**21.0202**	**6.8000e-003**	**0.0000**	**21.1902**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	2.5000e-004	3.8300e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.2137	1.2137	2.0000e-005	3.0000e-005	1.2223
Total	**4.0000e-004**	**2.5000e-004**	**3.8300e-003**	**1.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.6000e-004**	**1.0000e-005**	**4.7000e-004**	**0.0000**	**1.2137**	**1.2137**	**2.0000e-005**	**3.0000e-005**	**1.2223**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1544					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.4400e-003	0.0298	0.0470	8.0000e-005		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003	0.0000	6.6385	6.6385	3.6000e-004	0.0000	6.6475
Total	**0.1589**	**0.0298**	**0.0470**	**8.0000e-005**		**1.3400e-003**	**1.3400e-003**		**1.3400e-003**	**1.3400e-003**	**0.0000**	**6.6385**	**6.6385**	**3.6000e-004**	**0.0000**	**6.6475**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7800e-003	3.7600e-003	0.0558	1.8000e-004	0.0238	1.0000e-004	0.0239	6.3200e-003	9.0000e-005	6.4100e-003	0.0000	17.0407	17.0407	3.4000e-004	3.9000e-004	17.1658
Total	**5.7800e-003**	**3.7600e-003**	**0.0558**	**1.8000e-004**	**0.0238**	**1.0000e-004**	**0.0239**	**6.3200e-003**	**9.0000e-005**	**6.4100e-003**	**0.0000**	**17.0407**	**17.0407**	**3.4000e-004**	**3.9000e-004**	**17.1658**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1544					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7000e-004	3.3500e-003	0.0476	8.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	6.6385	6.6385	3.6000e-004	0.0000	6.6475
Total	**0.1552**	**3.3500e-003**	**0.0476**	**8.0000e-005**		**1.0000e-004**	**1.0000e-004**		**1.0000e-004**	**1.0000e-004**	**0.0000**	**6.6385**	**6.6385**	**3.6000e-004**	**0.0000**	**6.6475**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7800e-003	3.7600e-003	0.0558	1.8000e-004	0.0238	1.0000e-004	0.0239	6.3200e-003	9.0000e-005	6.4100e-003	0.0000	17.0407	17.0407	3.4000e-004	3.9000e-004	17.1658
Total	**5.7800e-003**	**3.7600e-003**	**0.0558**	**1.8000e-004**	**0.0238**	**1.0000e-004**	**0.0239**	**6.3200e-003**	**9.0000e-005**	**6.4100e-003**	**0.0000**	**17.0407**	**17.0407**	**3.4000e-004**	**3.9000e-004**	**17.1658**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0831					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3900e-003	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	3.5746	3.5746	1.9000e-004	0.0000	3.5794
Total	**0.0855**	**0.0160**	**0.0253**	**4.0000e-005**		**7.2000e-004**	**7.2000e-004**		**7.2000e-004**	**7.2000e-004**	**0.0000**	**3.5746**	**3.5746**	**1.9000e-004**	**0.0000**	**3.5794**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9300e-003	1.8500e-003	0.0284	9.0000e-005	0.0128	5.0000e-005	0.0129	3.4000e-003	5.0000e-005	3.4500e-003	0.0000	8.9812	8.9812	1.7000e-004	2.0000e-004	9.0448
Total	**2.9300e-003**	**1.8500e-003**	**0.0284**	**9.0000e-005**	**0.0128**	**5.0000e-005**	**0.0129**	**3.4000e-003**	**5.0000e-005**	**3.4500e-003**	**0.0000**	**8.9812**	**8.9812**	**1.7000e-004**	**2.0000e-004**	**9.0448**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0831					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2000e-004	1.8000e-003	0.0257	4.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	3.5746	3.5746	1.9000e-004	0.0000	3.5794
Total	**0.0836**	**1.8000e-003**	**0.0257**	**4.0000e-005**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**3.5746**	**3.5746**	**1.9000e-004**	**0.0000**	**3.5794**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9300e-003	1.8500e-003	0.0284	9.0000e-005	0.0128	5.0000e-005	0.0129	3.4000e-003	5.0000e-005	3.4500e-003	0.0000	8.9812	8.9812	1.7000e-004	2.0000e-004	9.0448
Total	**2.9300e-003**	**1.8500e-003**	**0.0284**	**9.0000e-005**	**0.0128**	**5.0000e-005**	**0.0129**	**3.4000e-003**	**5.0000e-005**	**3.4500e-003**	**0.0000**	**8.9812**	**8.9812**	**1.7000e-004**	**2.0000e-004**	**9.0448**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Hotel	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Golf Course	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
High Turnover (Sit Down Restaurant)	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Hotel	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Quality Restaurant	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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	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	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	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	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	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	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	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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	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	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	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	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	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	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	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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Unmitigated	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1879					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4259					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4700e-003	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1879					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4259					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4700e-003	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Total	**1.6152**	**1.4000e-004**	**0.0159**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0311**	**0.0311**	**8.0000e-005**	**0.0000**	**0.0331**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	0 / 0	0.0000	0.0000	0.0000	0.0000
Golf Course	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	0 / 0	0.0000	0.0000	0.0000	0.0000
Golf Course	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

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 - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,943.95	1000sqft	44.63	1,943,945.00	0
Parking Lot	399.06	1000sqft	9.16	399,057.00	0
Other Non-Asphalt Surfaces	283.73	1000sqft	6.51	283,733.00	0
Other Asphalt Surfaces	1,511.61	1000sqft	34.70	1,511,610.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	110.00	328.00
tblConstructionPhase	NumDays	1,550.00	500.00
tblConstructionPhase	NumDays	110.00	164.00

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseEndDate	8/27/2032	7/31/2026
tblConstructionPhase	PhaseEndDate	10/24/2031	7/31/2026
tblConstructionPhase	PhaseEndDate	3/26/2032	7/31/2026
tblConstructionPhase	PhaseStartDate	3/27/2032	4/30/2025
tblConstructionPhase	PhaseStartDate	11/15/2025	9/2/2024
tblConstructionPhase	PhaseStartDate	10/25/2031	12/16/2025
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.17	0.00
tblEnergyUse	NT24E	0.82	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.33	0.00
tblEnergyUse	T24NG	1.98	0.00
tblLandUse	LandUseSquareFeet	1,943,940.00	1,943,945.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.024
tblProjectCharacteristics	CO2IntensityFactor	390.98	485.11
tblSolidWaste	SolidWasteGenerationRate	1,827.30	0.00
tblVehicleTrips	CC_TL	8.40	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	41.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.74	0.00
tblVehicleTrips	SU_TR	1.74	0.00
tblVehicleTrips	WD_TR	1.74	0.00
tblWater	IndoorWaterUseRate	449,536,125.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.5522	4.1026	4.7115	0.0170	1.0173	0.1337	1.1510	0.2744	0.1250	0.3994	0.0000	1,563.8162	1,563.8162	0.1390	0.0877	1,593.4295
2025	2.2153	11.4047	14.7302	0.0531	3.3900	0.3602	3.7502	0.9130	0.3371	1.2501	0.0000	4,915.6156	4,915.6156	0.4246	0.2617	5,004.2129
2026	1.6067	7.5858	10.2316	0.0338	2.0872	0.2570	2.3443	0.5617	0.2399	0.8016	0.0000	3,126.5437	3,126.5437	0.3178	0.1501	3,179.2049
Maximum	**2.2153**	**11.4047**	**14.7302**	**0.0531**	**3.3900**	**0.3602**	**3.7502**	**0.9130**	**0.3371**	**1.2501**	**0.0000**	**4,915.6156**	**4,915.6156**	**0.4246**	**0.2617**	**5,004.2129**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.3475	2.2707	5.3208	0.0170	1.0173	0.0796	1.0969	0.2744	0.0790	0.3534	0.0000	1,563.8157	1,563.8157	0.1390	0.0877	1,593.4289
2025	1.6627	6.9125	16.7154	0.0531	3.3900	0.2458	3.6358	0.9130	0.2437	1.1567	0.0000	4,915.6139	4,915.6139	0.4246	0.2617	5,004.2112
2026	1.2417	5.2312	11.6841	0.0338	2.0872	0.2096	2.2968	0.5617	0.2084	0.7701	0.0000	3,126.5424	3,126.5424	0.3178	0.1501	3,179.2036
Maximum	**1.6627**	**6.9125**	**16.7154**	**0.0531**	**3.3900**	**0.2458**	**3.6358**	**0.9130**	**0.2437**	**1.1567**	**0.0000**	**4,915.6139**	**4,915.6139**	**0.4246**	**0.2617**	**5,004.2112**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**25.66**	**37.58**	**-13.64**	**0.00**	**0.00**	**28.76**	**2.98**	**0.00**	**24.35**	**6.97**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-2-2024**	**12-1-2024**	3.4804	1.9589
2	**12-2-2024**	**3-1-2025**	3.2396	1.9284
3	**3-2-2025**	**6-1-2025**	3.2955	2.0360
4	**6-2-2025**	**9-1-2025**	3.4929	2.2009
5	**9-2-2025**	**12-1-2025**	3.4779	2.1998
6	**12-2-2025**	**3-1-2026**	3.8380	2.6700
7	**3-2-2026**	**6-1-2026**	3.9663	2.7905
8	**6-2-2026**	**9-1-2026**	2.5794	1.8126
		Highest	3.9663	2.7905

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 50.37

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,915,918; Non-Residential Outdoor: 971,973; Striped Parking Area: 131,664 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Building Construction	Crawler Tractors	8	8.00	212	0.43
Building Construction	Cranes	3	8.00	231	0.29
Building Construction	Forklifts	8	8.00	89	0.20
Building Construction	Generator Sets	3	8.00	84	0.74
Paving	Pavers	3	8.00	130	0.42
Paving	Paving Equipment	3	8.00	132	0.36
Paving	Rollers	3	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	25	1,738.00	678.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	348.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Exposed Area

3.2 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2916	2.9294	2.0898	5.2000e-003		0.1216	0.1216		0.1135	0.1135	0.0000	450.7179	450.7179	0.1195	0.0000	453.7045
Total	**0.2916**	**2.9294**	**2.0898**	**5.2000e-003**		**0.1216**	**0.1216**		**0.1135**	**0.1135**	**0.0000**	**450.7179**	**450.7179**	**0.1195**	**0.0000**	**453.7045**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0315	1.0113	0.3983	5.0800e-003	0.1863	8.3500e-003	0.1947	0.0538	7.9900e-003	0.0617	0.0000	488.5769	488.5769	5.1900e-003	0.0721	510.2022
Worker	0.2292	0.1619	2.2234	6.6700e-003	0.8310	3.7900e-003	0.8348	0.2207	3.4900e-003	0.2241	0.0000	624.5214	624.5214	0.0143	0.0156	629.5228
Total	**0.2606**	**1.1732**	**2.6217**	**0.0118**	**1.0173**	**0.0121**	**1.0294**	**0.2744**	**0.0115**	**0.2859**	**0.0000**	**1,113.0983**	**1,113.0983**	**0.0195**	**0.0877**	**1,139.7249**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0869	1.0975	2.6991	5.2000e-003		0.0675	0.0675		0.0675	0.0675	0.0000	450.7174	450.7174	0.1195	0.0000	453.7040
Total	**0.0869**	**1.0975**	**2.6991**	**5.2000e-003**		**0.0675**	**0.0675**		**0.0675**	**0.0675**	**0.0000**	**450.7174**	**450.7174**	**0.1195**	**0.0000**	**453.7040**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0315	1.0113	0.3983	5.0800e-003	0.1863	8.3500e-003	0.1947	0.0538	7.9900e-003	0.0617	0.0000	488.5769	488.5769	5.1900e-003	0.0721	510.2022
Worker	0.2292	0.1619	2.2234	6.6700e-003	0.8310	3.7900e-003	0.8348	0.2207	3.4900e-003	0.2241	0.0000	624.5214	624.5214	0.0143	0.0156	629.5228
Total	**0.2606**	**1.1732**	**2.6217**	**0.0118**	**1.0173**	**0.0121**	**1.0294**	**0.2744**	**0.0115**	**0.2859**	**0.0000**	**1,113.0983**	**1,113.0983**	**0.0195**	**0.0877**	**1,139.7249**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.7937	7.6899	6.1391	0.0156		0.3131	0.3131		0.2923	0.2923	0.0000	1,351.7982	1,351.7982	0.3570	0.0000	1,360.7227
Total	**0.7937**	**7.6899**	**6.1391**	**0.0156**		**0.3131**	**0.3131**		**0.2923**	**0.2923**	**0.0000**	**1,351.7982**	**1,351.7982**	**0.3570**	**0.0000**	**1,360.7227**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0931	3.0087	1.1815	0.0150	0.5590	0.0251	0.5840	0.1613	0.0240	0.1852	0.0000	1,439.9027	1,439.9027	0.0162	0.2122	1,503.5284
Worker	0.6434	0.4354	6.2222	0.0193	2.4929	0.0108	2.5037	0.6620	9.9500e-003	0.6719	0.0000	1,828.0074	1,828.0074	0.0388	0.0436	1,841.9737
Total	**0.7366**	**3.4441**	**7.4037**	**0.0343**	**3.0519**	**0.0359**	**3.0877**	**0.8232**	**0.0339**	**0.8572**	**0.0000**	**3,267.9101**	**3,267.9101**	**0.0549**	**0.2558**	**3,345.5021**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2608	3.2925	8.0972	0.0156		0.2025	0.2025		0.2025	0.2025	0.0000	1,351.7966	1,351.7966	0.3570	0.0000	1,360.7211
Total	**0.2608**	**3.2925**	**8.0972**	**0.0156**		**0.2025**	**0.2025**		**0.2025**	**0.2025**	**0.0000**	**1,351.7966**	**1,351.7966**	**0.3570**	**0.0000**	**1,360.7211**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0931	3.0087	1.1815	0.0150	0.5590	0.0251	0.5840	0.1613	0.0240	0.1852	0.0000	1,439.9027	1,439.9027	0.0162	0.2122	1,503.5284
Worker	0.6434	0.4354	6.2222	0.0193	2.4929	0.0108	2.5037	0.6620	9.9500e-003	0.6719	0.0000	1,828.0074	1,828.0074	0.0388	0.0436	1,841.9737
Total	**0.7366**	**3.4441**	**7.4037**	**0.0343**	**3.0519**	**0.0359**	**3.0877**	**0.8232**	**0.0339**	**0.8572**	**0.0000**	**3,267.9101**	**3,267.9101**	**0.0549**	**0.2558**	**3,345.5021**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.4622	4.4784	3.5753	9.0900e-003		0.1823	0.1823		0.1702	0.1702	0.0000	787.2541	787.2541	0.2079	0.0000	792.4515
Total	**0.4622**	**4.4784**	**3.5753**	**9.0900e-003**		**0.1823**	**0.1823**		**0.1702**	**0.1702**	**0.0000**	**787.2541**	**787.2541**	**0.2079**	**0.0000**	**792.4515**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0536	1.7345	0.6816	8.5500e-003	0.3255	0.0145	0.3400	0.0939	0.0139	0.1078	0.0000	823.3110	823.3110	9.7500e-003	0.1211	859.6329
Worker	0.3525	0.2295	3.4031	0.0109	1.4518	5.9700e-003	1.4578	0.3855	5.4900e-003	0.3910	0.0000	1,039.9043	1,039.9043	0.0205	0.0239	1,047.5364
Total	**0.4061**	**1.9640**	**4.0847**	**0.0195**	**1.7773**	**0.0205**	**1.7978**	**0.4794**	**0.0194**	**0.4988**	**0.0000**	**1,863.2152**	**1,863.2152**	**0.0303**	**0.1450**	**1,907.1693**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1519	1.9175	4.7156	9.0900e-003		0.1179	0.1179		0.1179	0.1179	0.0000	787.2532	787.2532	0.2079	0.0000	792.4506
Total	**0.1519**	**1.9175**	**4.7156**	**9.0900e-003**		**0.1179**	**0.1179**		**0.1179**	**0.1179**	**0.0000**	**787.2532**	**787.2532**	**0.2079**	**0.0000**	**792.4506**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0536	1.7345	0.6816	8.5500e-003	0.3255	0.0145	0.3400	0.0939	0.0139	0.1078	0.0000	823.3110	823.3110	9.7500e-003	0.1211	859.6329
Worker	0.3525	0.2295	3.4031	0.0109	1.4518	5.9700e-003	1.4578	0.3855	5.4900e-003	0.3910	0.0000	1,039.9043	1,039.9043	0.0205	0.0239	1,047.5364
Total	**0.4061**	**1.9640**	**4.0847**	**0.0195**	**1.7773**	**0.0205**	**1.7978**	**0.4794**	**0.0194**	**0.4988**	**0.0000**	**1,863.2152**	**1,863.2152**	**0.0303**	**0.1450**	**1,907.1693**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2400e-003	0.0772	0.1312	2.1000e-004		3.7700e-003	3.7700e-003		3.4700e-003	3.4700e-003	0.0000	18.0173	18.0173	5.8300e-003	0.0000	18.1630
Paving	4.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0124**	**0.0772**	**0.1312**	**2.1000e-004**		**3.7700e-003**	**3.7700e-003**		**3.4700e-003**	**3.4700e-003**	**0.0000**	**18.0173**	**18.0173**	**5.8300e-003**	**0.0000**	**18.1630**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.6000e-004	3.7900e-003	1.0000e-005	1.5200e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1122	1.1122	2.0000e-005	3.0000e-005	1.1207
Total	**3.9000e-004**	**2.6000e-004**	**3.7900e-003**	**1.0000e-005**	**1.5200e-003**	**1.0000e-005**	**1.5200e-003**	**4.0000e-004**	**1.0000e-005**	**4.1000e-004**	**0.0000**	**1.1122**	**1.1122**	**2.0000e-005**	**3.0000e-005**	**1.1207**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0500e-003	0.1017	0.1557	2.1000e-004		5.4800e-003	5.4800e-003		5.4800e-003	5.4800e-003	0.0000	18.0173	18.0173	5.8300e-003	0.0000	18.1630
Paving	4.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.2500e-003**	**0.1017**	**0.1557**	**2.1000e-004**		**5.4800e-003**	**5.4800e-003**		**5.4800e-003**	**5.4800e-003**	**0.0000**	**18.0173**	**18.0173**	**5.8300e-003**	**0.0000**	**18.1630**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.6000e-004	3.7900e-003	1.0000e-005	1.5200e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1122	1.1122	2.0000e-005	3.0000e-005	1.1207
Total	**3.9000e-004**	**2.6000e-004**	**3.7900e-003**	**1.0000e-005**	**1.5200e-003**	**1.0000e-005**	**1.5200e-003**	**4.0000e-004**	**1.0000e-005**	**4.1000e-004**	**0.0000**	**1.1122**	**1.1122**	**2.0000e-005**	**3.0000e-005**	**1.1207**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1043	0.9783	1.6619	2.6000e-003		0.0477	0.0477		0.0439	0.0439	0.0000	228.2195	228.2195	0.0738	0.0000	230.0648
Paving	0.0533					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1576**	**0.9783**	**1.6619**	**2.6000e-003**		**0.0477**	**0.0477**		**0.0439**	**0.0439**	**0.0000**	**228.2195**	**228.2195**	**0.0738**	**0.0000**	**230.0648**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6600e-003	3.0400e-003	0.0450	1.4000e-004	0.0192	8.0000e-005	0.0193	5.1000e-003	7.0000e-005	5.1700e-003	0.0000	13.7617	13.7617	2.7000e-004	3.2000e-004	13.8627
Total	**4.6600e-003**	**3.0400e-003**	**0.0450**	**1.4000e-004**	**0.0192**	**8.0000e-005**	**0.0193**	**5.1000e-003**	**7.0000e-005**	**5.1700e-003**	**0.0000**	**13.7617**	**13.7617**	**2.7000e-004**	**3.2000e-004**	**13.8627**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0640	1.2877	1.9717	2.6000e-003		0.0695	0.0695		0.0695	0.0695	0.0000	228.2192	228.2192	0.0738	0.0000	230.0645
Paving	0.0533					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1172**	**1.2877**	**1.9717**	**2.6000e-003**		**0.0695**	**0.0695**		**0.0695**	**0.0695**	**0.0000**	**228.2192**	**228.2192**	**0.0738**	**0.0000**	**230.0645**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6600e-003	3.0400e-003	0.0450	1.4000e-004	0.0192	8.0000e-005	0.0193	5.1000e-003	7.0000e-005	5.1700e-003	0.0000	13.7617	13.7617	2.7000e-004	3.2000e-004	13.8627
Total	**4.6600e-003**	**3.0400e-003**	**0.0450**	**1.4000e-004**	**0.0192**	**8.0000e-005**	**0.0193**	**5.1000e-003**	**7.0000e-005**	**5.1700e-003**	**0.0000**	**13.7617**	**13.7617**	**2.7000e-004**	**3.2000e-004**	**13.8627**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0201	0.1344	0.2123	3.5000e-004		6.0400e-003	6.0400e-003		6.0400e-003	6.0400e-003	0.0000	29.9582	29.9582	1.6300e-003	0.0000	29.9990
Total	**0.5854**	**0.1344**	**0.2123**	**3.5000e-004**		**6.0400e-003**	**6.0400e-003**		**6.0400e-003**	**6.0400e-003**	**0.0000**	**29.9582**	**29.9582**	**1.6300e-003**	**0.0000**	**29.9990**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0869	0.0588	0.8401	2.6100e-003	0.3366	1.4600e-003	0.3381	0.0894	1.3400e-003	0.0907	0.0000	246.8196	246.8196	5.2400e-003	5.8900e-003	248.7053
Total	**0.0869**	**0.0588**	**0.8401**	**2.6100e-003**	**0.3366**	**1.4600e-003**	**0.3381**	**0.0894**	**1.3400e-003**	**0.0907**	**0.0000**	**246.8196**	**246.8196**	**5.2400e-003**	**5.8900e-003**	**248.7053**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4900e-003	0.0151	0.2150	3.5000e-004		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	29.9581	29.9581	1.6300e-003	0.0000	29.9990
Total	**0.5688**	**0.0151**	**0.2150**	**3.5000e-004**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**29.9581**	**29.9581**	**1.6300e-003**	**0.0000**	**29.9990**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0869	0.0588	0.8401	2.6100e-003	0.3366	1.4600e-003	0.3381	0.0894	1.3400e-003	0.0907	0.0000	246.8196	246.8196	5.2400e-003	5.8900e-003	248.7053
Total	**0.0869**	**0.0588**	**0.8401**	**2.6100e-003**	**0.3366**	**1.4600e-003**	**0.3381**	**0.0894**	**1.3400e-003**	**0.0907**	**0.0000**	**246.8196**	**246.8196**	**5.2400e-003**	**5.8900e-003**	**248.7053**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0173	0.1161	0.1833	3.0000e-004		5.2200e-003	5.2200e-003		5.2200e-003	5.2200e-003	0.0000	25.8730	25.8730	1.4100e-003	0.0000	25.9083
Total	**0.5056**	**0.1161**	**0.1833**	**3.0000e-004**		**5.2200e-003**	**5.2200e-003**		**5.2200e-003**	**5.2200e-003**	**0.0000**	**25.8730**	**25.8730**	**1.4100e-003**	**0.0000**	**25.9083**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0706	0.0460	0.6814	2.1900e-003	0.2907	1.2000e-003	0.2919	0.0772	1.1000e-003	0.0783	0.0000	208.2202	208.2202	4.1100e-003	4.7800e-003	209.7484
Total	**0.0706**	**0.0460**	**0.6814**	**2.1900e-003**	**0.2907**	**1.2000e-003**	**0.2919**	**0.0772**	**1.1000e-003**	**0.0783**	**0.0000**	**208.2202**	**208.2202**	**4.1100e-003**	**4.7800e-003**	**209.7484**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0100e-003	0.0131	0.1857	3.0000e-004		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	25.8729	25.8729	1.4100e-003	0.0000	25.9082
Total	**0.4913**	**0.0131**	**0.1857**	**3.0000e-004**		**4.0000e-004**	**4.0000e-004**		**4.0000e-004**	**4.0000e-004**	**0.0000**	**25.8729**	**25.8729**	**1.4100e-003**	**0.0000**	**25.9082**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0706	0.0460	0.6814	2.1900e-003	0.2907	1.2000e-003	0.2919	0.0772	1.1000e-003	0.0783	0.0000	208.2202	208.2202	4.1100e-003	4.7800e-003	209.7484
Total	**0.0706**	**0.0460**	**0.6814**	**2.1900e-003**	**0.2907**	**1.2000e-003**	**0.2919**	**0.0772**	**1.1000e-003**	**0.0783**	**0.0000**	**208.2202**	**208.2202**	**4.1100e-003**	**4.7800e-003**	**209.7484**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other 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

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689
Other Non-Asphalt Surfaces	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689
Parking Lot	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689
Unrefrigerated Warehouse-No Rail	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Unmitigated	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.9315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8500e-003	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**		**1.9000e-004**	**1.9000e-004**		**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.9315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8500e-003	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Total	**8.1027**	**4.8000e-004**	**0.0527**	**0.0000**		**1.9000e-004**	**1.9000e-004**		**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.1027**	**0.1027**	**2.7000e-004**	**0.0000**	**0.1094**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number

11.0 Vegetation

APPENDIX 3.2:

CALEEMOD 2027 PROJECT SCENARIO GHG EMISSIONS OUTPUT

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Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Annual

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

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Energy Use -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	6/28/2024	6/2/2024
tblFleetMix	HHD	0.07	0.00
tblFleetMix	HHD	0.07	0.69
tblFleetMix	LDA	0.56	0.58
tblFleetMix	LDA	0.56	0.00
tblFleetMix	LDT1	0.03	0.06
tblFleetMix	LDT1	0.03	0.00
tblFleetMix	LDT2	0.19	0.19
tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.01	0.00
tblFleetMix	LHD1	0.01	0.18
tblFleetMix	LHD2	4.3370e-003	0.00
tblFleetMix	LHD2	4.3370e-003	0.05
tblFleetMix	MCY	4.4050e-003	0.02
tblFleetMix	MCY	4.4050e-003	0.00

tblFleetMix	MDV	0.11	0.14
tblFleetMix	MDV	0.11	0.00
tblFleetMix	MH	7.0500e-004	0.00
tblFleetMix	MH	7.0500e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	MHD	0.02	0.09
tblFleetMix	OBUS	1.4210e-003	0.00
tblFleetMix	OBUS	1.4210e-003	0.00
tblFleetMix	SBUS	8.6700e-004	0.00
tblFleetMix	SBUS	8.6700e-004	0.00
tblFleetMix	UBUS	1.1010e-003	0.00
tblFleetMix	UBUS	1.1010e-003	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.024
tblProjectCharacteristics	CO2IntensityFactor	702.44	485.11
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.68	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	1.68	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	1.68	1.38

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,155.2796	1,155.2796	0.0488	0.0123	1,160.1683
Mobile	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
Total	**0.6420**	**4.2792**	**2.1632**	**0.0343**	**1.2337**	**0.0360**	**1.2696**	**0.3413**	**0.0352**	**0.3764**	**19.1347**	**4,299.1845**	**4,318.3192**	**1.2849**	**0.0125**	**4,354.1516**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,155.2796	1,155.2796	0.0488	0.0123	1,160.1683
Mobile	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
Total	**0.6420**	**4.2792**	**2.1632**	**0.0343**	**1.2337**	**0.0360**	**1.2696**	**0.3413**	**0.0352**	**0.3764**	**19.1347**	**4,299.1845**	**4,318.3192**	**1.2849**	**0.0125**	**4,354.1516**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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 - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Unmitigated	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239

4.2 Trip Summary Information

	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
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.175000	0.049700	0.089900	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	879.0686	879.0686	0.0435	7.2500e-003	882.3159
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	879.0686	879.0686	0.0435	7.2500e-003	882.3159
NaturalGas Mitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.176e+006	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.2111**	**276.2111**	**5.2900e-003**	**5.0600e-003**	**277.8525**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.176e+006	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.2111**	**276.2111**	**5.2900e-003**	**5.0600e-003**	**277.8525**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.995e +006	879.0686	0.0435	7.2500e-003	882.3159
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**879.0686**	**0.0435**	**7.2500e-003**	**882.3159**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.995e +006	879.0686	0.0435	7.2500e-003	882.3159
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**879.0686**	**0.0435**	**7.2500e-003**	**882.3159**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1012	5.5500e-003	1.4000e-004	1.2813
Unmitigated	1.1012	5.5500e-003	1.4000e-004	1.2813

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1012**	**5.5500e-003**	**1.4000e-004**	**1.2813**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1012**	**5.5500e-003**	**1.4000e-004**	**1.2813**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,400.00	1000sqft	101.01	4,400,000.00	0
User Defined Industrial	4,400.00	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	3,888.00	1000sqft	89.26	3,887,997.00	0
Other Non-Asphalt Surfaces	763.37	1000sqft	17.52	763,372.00	0
Parking Lot	1,073.10	1000sqft	24.64	1,073,103.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
Total	**23.1322**	**51.7757**	**53.2228**	**0.3593**	**21.6665**	**0.7491**	**22.4156**	**5.8784**	**0.7132**	**6.5917**	**844.9925**	**37,243.9224**	**38,088.9149**	**51.3855**	**4.0849**	**40,590.8615**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
Total	**23.1322**	**51.7757**	**53.2228**	**0.3593**	**21.6665**	**0.7491**	**22.4156**	**5.8784**	**0.7132**	**6.5917**	**844.9925**	**37,243.9224**	**38,088.9149**	**51.3855**	**4.0849**	**40,590.8615**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 131.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Unmitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	7,680.20	2,954.16	7303.56	31,099,628	31,099,628
User Defined Industrial	1,667.60	804.32	1988.36	23,151,814	23,151,814
Total	9,347.80	3,758.48	9,291.92	54,251,443	54,251,443

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Non-Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Parking Lot	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083200	0.023600	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
NaturalGas Mitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
NaturalGas Unmitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,291.2945**	**0.1104**	**0.0192**	**2,299.7773**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,291.2945**	**0.1104**	**0.0192**	**2,299.7773**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Unmitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	109.7824	0.5619	0.0140	128.0092
Unmitigated	109.7824	0.5619	0.0140	128.0092

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.7824**	**0.5619**	**0.0140**	**128.0092**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.7824**	**0.5619**	**0.0140**	**128.0092**

8.0 Waste Detail

8.1 Mitigation Measures Waste

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	839.5706	49.6172	0.0000	2,080.0007
Unmitigated	839.5706	49.6172	0.0000	2,080.0007

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/ Backhoes	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Total	**0.2936**	**2.3525**	**2.1828**	**9.2700e-003**		**0.0901**	**0.0901**		**0.0829**	**0.0829**	**0.0000**	**813.4929**	**813.4929**	**0.2631**	**0.0000**	**820.0704**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	100.00	1000sqft	2.30	100,000.00	0
User Defined Industrial	100.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	485.11	**CH4 Intensity (lb/MWhr)**	0.024	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Energy Use -

Water And Wastewater - Water usaged based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Vehicle Emission Factors -

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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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
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

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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

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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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,152.6991	1,152.6991	0.0487	0.0123	1,157.5779
Mobile	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.3702	2,570.3702	0.0452	0.3562	2,677.6497
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
Total	**0.5886**	**4.7240**	**1.9867**	**0.0282**	**1.2341**	**0.0747**	**1.3088**	**0.3414**	**0.0722**	**0.4137**	**19.1347**	**3,724.1219**	**3,743.2566**	**1.2270**	**0.3686**	**3,883.7869**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	977.3695	977.3695	0.0400	0.0108	981.6006
Mobile	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.3702	2,570.3702	0.0452	0.3562	2,677.6497
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
Total	**0.5886**	**4.7240**	**1.9867**	**0.0282**	**1.2341**	**0.0747**	**1.3088**	**0.3414**	**0.0722**	**0.4137**	**19.1347**	**3,548.7923**	**3,567.9270**	**1.2184**	**0.3672**	**3,707.8096**

	ROG	NOx	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**	**4.71**	**4.68**	**0.71**	**0.39**	**4.53**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/3/2024	6/2/2024	5	0	

Acres of Grading (Site Preparation Phase): 0

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.3702	2,570.3702	0.0452	0.3562	2,677.6497
Unmitigated	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.3702	2,570.3702	0.0452	0.3562	2,677.6497

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	701.3185	701.3185	0.0347	5.7800e-003	703.9092
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	876.6481	876.6481	0.0434	7.2300e-003	879.8865
NaturalGas Mitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
NaturalGas Unmitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2536**	**0.2130**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.0510**	**276.0510**	**5.2900e-003**	**5.0600e-003**	**277.6914**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0279**	**0.2536**	**0.2130**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**	**0.0000**	**276.0510**	**276.0510**	**5.2900e-003**	**5.0600e-003**	**277.6914**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	876.6481	0.0434	7.2300e-003	879.8865
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**876.6481**	**0.0434**	**7.2300e-003**	**879.8865**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.1872e+006	701.3185	0.0347	5.7800e-003	703.9092
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**701.3185**	**0.0347**	**5.7800e-003**	**703.9092**

6.0 Area Detail

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Total	**0.4079**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.9600e-003**	**4.9600e-003**	**1.0000e-005**	**0.0000**	**5.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1012	5.5500e-003	1.4000e-004	1.2813
Unmitigated	1.1012	5.5500e-003	1.4000e-004	1.2813

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1012**	**5.5500e-003**	**1.4000e-004**	**1.2813**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.1012**	**5.5500e-003**	**1.4000e-004**	**1.2813**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**19.0812**	**1.1277**	**0.0000**	**47.2727**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,400.00	1000sqft	101.01	4,400,000.00	0
User Defined Industrial	4,400.00	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	3,888.00	1000sqft	89.26	3,887,997.00	0
Other Non-Asphalt Surfaces	763.37	1000sqft	17.52	763,372.00	0
Parking Lot	1,073.10	1000sqft	24.64	1,073,103.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
Total	**23.1322**	**51.7757**	**53.2228**	**0.3593**	**21.6665**	**0.7491**	**22.4156**	**5.8784**	**0.7132**	**6.5917**	**844.9925**	**37,243.9224**	**38,088.9149**	**51.3855**	**4.0849**	**40,590.8615**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,304.9852	2,304.9852	0.0974	0.0240	2,314.5759
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
Total	**23.1322**	**51.7757**	**53.2228**	**0.3593**	**21.6665**	**0.7491**	**22.4156**	**5.8784**	**0.7132**	**6.5917**	**844.9925**	**36,785.6635**	**37,630.6560**	**51.3634**	**4.0811**	**40,130.9060**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**	**1.23**	**1.20**	**0.04**	**0.09**	**1.13**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/2/2024	9/1/2024	5	0	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 131.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Unmitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Non-Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Parking Lot	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083200	0.023600	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,833.0356	1,833.0356	0.0883	0.0154	1,839.8218
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
NaturalGas Mitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
NaturalGas Unmitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0477**	**0.4335**	**0.3642**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**	**0.0000**	**471.9495**	**471.9495**	**9.0500e-003**	**8.6500e-003**	**474.7541**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,291.2945**	**0.1104**	**0.0192**	**2,299.7773**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	300469	65.0500	3.1300e-003	5.5000e-004	65.2909
Unrefrigerated Warehouse-No Rail	8.1664e+006	1,767.9856	0.0852	0.0148	1,774.5310
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,833.0356**	**0.0883**	**0.0154**	**1,839.8218**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Unmitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Total	**18.4055**	**1.6800e-003**	**0.1849**	**1.0000e-005**		**6.6000e-004**	**6.6000e-004**		**6.6000e-004**	**6.6000e-004**	**0.0000**	**0.3605**	**0.3605**	**9.4000e-004**	**0.0000**	**0.3839**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	109.7824	0.5619	0.0140	128.0092
Unmitigated	109.7824	0.5619	0.0140	128.0092

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.7824**	**0.5619**	**0.0140**	**128.0092**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**109.7824**	**0.5619**	**0.0140**	**128.0092**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	839.5706	49.6172	0.0000	2,080.0007
Unmitigated	839.5706	49.6172	0.0000	2,080.0007

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**839.5706**	**49.6172**	**0.0000**	**2,080.0007**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/ Backhoes	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Total	**0.2936**	**2.3525**	**2.1828**	**9.2700e-003**		**0.0901**	**0.0901**		**0.0829**	**0.0829**	**0.0000**	**813.4929**	**813.4929**	**0.2631**	**0.0000**	**820.0704**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - General Light Industrial Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for the 2027

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of 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

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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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.53
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.86
tblVehicleTrips	SU_TR	0.00	1.07
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
Total	**3.3414**	**12.7431**	**14.2611**	**0.0955**	**6.1138**	**0.2133**	**6.3270**	**1.6760**	**0.2058**	**1.8818**	**126.1222**	**10,634.4290**	**10,760.5512**	**7.7519**	**0.9420**	**11,235.0698**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
Total	**3.3414**	**12.7431**	**14.2611**	**0.0955**	**6.1138**	**0.2133**	**6.3270**	**1.6760**	**0.2058**	**1.8818**	**126.1222**	**10,634.4290**	**10,760.5512**	**7.7519**	**0.9420**	**11,235.0698**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Unmitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,073.8157**	**0.0518**	**9.0000e-003**	**1,077.7911**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,073.8157**	**0.0518**	**9.0000e-003**	**1,077.7911**

6.0 Area Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.4216	0.0278	6.9000e-004	6.3218
Unmitigated	5.4216	0.0278	6.9000e-004	6.3218

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4216**	**0.0278**	**6.9000e-004**	**6.3218**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4216**	**0.0278**	**6.9000e-004**	**6.3218**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	125.8544	7.4378	0.0000	311.7989
Unmitigated	125.8544	7.4378	0.0000	311.7989

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

9.0 Operational Offroad

Beaumont Pointe (Phase 3 - General Light Industrial Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Total	**0.0367**	**0.2941**	**0.2729**	**1.1600e-003**		**0.0113**	**0.0113**		**0.0104**	**0.0104**	**0.0000**	**101.6866**	**101.6866**	**0.0329**	**0.0000**	**102.5088**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for the 2027

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of 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, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.53
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.86
tblVehicleTrips	SU_TR	0.00	1.07
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
Total	**3.3414**	**12.7431**	**14.2611**	**0.0955**	**6.1138**	**0.2133**	**6.3270**	**1.6760**	**0.2058**	**1.8818**	**126.1222**	**10,634.4290**	**10,760.5512**	**7.7519**	**0.9420**	**11,235.0698**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,721.6785	1,721.6785	0.0579	0.0230	1,729.9850
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
Total	**3.3414**	**12.7431**	**14.2611**	**0.0955**	**6.1138**	**0.2133**	**6.3270**	**1.6760**	**0.2058**	**1.8818**	**126.1222**	**10,419.6659**	**10,545.7881**	**7.7415**	**0.9402**	**11,019.5116**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**	**2.02**	**2.00**	**0.13**	**0.19**	**1.92**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/2/2024	9/1/2024	5	0	

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
Unmitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	859.0526	859.0526	0.0414	7.2000e-003	862.2329
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0872**	**0.7924**	**0.6656**	**4.7500e-003**		**0.0602**	**0.0602**		**0.0602**	**0.0602**	**0.0000**	**862.6260**	**862.6260**	**0.0165**	**0.0158**	**867.7521**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,073.8157**	**0.0518**	**9.0000e-003**	**1,077.7911**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.968e+006	859.0526	0.0414	7.2000e-003	862.2329
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**859.0526**	**0.0414**	**7.2000e-003**	**862.2329**

6.0 Area Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Total	**2.0397**	**1.2000e-004**	**0.0127**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0248**	**0.0248**	**6.0000e-005**	**0.0000**	**0.0264**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.4216	0.0278	6.9000e-004	6.3218
Unmitigated	5.4216	0.0278	6.9000e-004	6.3218

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4216**	**0.0278**	**6.9000e-004**	**6.3218**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.4216**	**0.0278**	**6.9000e-004**	**6.3218**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	125.8544	7.4378	0.0000	311.7989
Unmitigated	125.8544	7.4378	0.0000	311.7989

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**125.8544**	**7.4378**	**0.0000**	**311.7989**

9.0 Operational Offroad

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Total	**0.0367**	**0.2941**	**0.2729**	**1.1600e-003**		**0.0113**	**0.0113**		**0.0104**	**0.0104**	**0.0000**	**101.6866**	**101.6866**	**0.0329**	**0.0000**	**102.5088**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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 - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	77.00	1000sqft	1.77	77,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations Run Only

Off-road Equipment - Operations Run Only

Vehicle Trips - Trip Characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Water And Wastewater - Water usaged based on information provided in the WSA

Trips and VMT -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	6.78
tblWater	IndoorWaterUseRate	4,554,022.09	1,066,533.95
tblWater	OutdoorWaterUseRate	2,791,174.83	176,410.16

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Energy	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	298.2120	298.2120	0.0105	3.8200e-003	299.6137
Mobile	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Waste						0.0000	0.0000		0.0000	0.0000	89.0927	0.0000	89.0927	5.2652	0.0000	220.7235
Water						0.0000	0.0000		0.0000	0.0000	0.3384	3.4309	3.7692	0.0349	8.5000e-004	4.8953
Total	**0.6453**	**0.5459**	**2.9530**	**7.1300e-003**	**0.7369**	**0.0144**	**0.7513**	**0.1968**	**0.0141**	**0.2109**	**89.4311**	**914.9696**	**1,004.4007**	**5.3449**	**0.0361**	**1,148.7914**

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Energy	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	265.1385	265.1385	8.9200e-003	3.5400e-003	266.4177
Mobile	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Waste						0.0000	0.0000		0.0000	0.0000	89.0927	0.0000	89.0927	5.2652	0.0000	220.7235
Water						0.0000	0.0000		0.0000	0.0000	0.3384	3.4309	3.7692	0.0349	8.5000e-004	4.8953
Total	**0.6453**	**0.5459**	**2.9530**	**7.1300e-003**	**0.7369**	**0.0144**	**0.7513**	**0.1968**	**0.0141**	**0.2109**	**89.4311**	**881.8960**	**971.3271**	**5.3433**	**0.0359**	**1,115.5955**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**	**3.61**	**3.29**	**0.03**	**0.77**	**2.89**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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 - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Unmitigated	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	522.00	1,606.99	2058.21	1,949,324	1,949,324
Total	522.00	1,606.99	2,058.21	1,949,324	1,949,324

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	132.2941	132.2941	6.3800e-003	1.1100e-003	132.7839
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.3676	165.3676	7.9700e-003	1.3900e-003	165.9798
NaturalGas Mitigated	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
NaturalGas Unmitigated	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	2.48941e+006	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
Total		**0.0134**	**0.1220**	**0.1025**	**7.3000e-004**		**9.2700e-003**	**9.2700e-003**		**9.2700e-003**	**9.2700e-003**	**0.0000**	**132.8444**	**132.8444**	**2.5500e-003**	**2.4400e-003**	**133.6338**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	2.48941e+006	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
Total		**0.0134**	**0.1220**	**0.1025**	**7.3000e-004**		**9.2700e-003**	**9.2700e-003**		**9.2700e-003**	**9.2700e-003**	**0.0000**	**132.8444**	**132.8444**	**2.5500e-003**	**2.4400e-003**	**133.6338**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	763840	165.3676	7.9700e-003	1.3900e-003	165.9798
Total		**165.3676**	**7.9700e-003**	**1.3900e-003**	**165.9798**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	611072	132.2941	6.3800e-003	1.1100e-003	132.7839
Total		**132.2941**	**6.3800e-003**	**1.1100e-003**	**132.7839**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Unmitigated	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2782					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Total	**0.3140**	**1.0000e-005**	**9.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.9100e-003**	**1.9100e-003**	**0.0000**	**0.0000**	**2.0400e-003**

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2782					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Total	**0.3140**	**1.0000e-005**	**9.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.9100e-003**	**1.9100e-003**	**0.0000**	**0.0000**	**2.0400e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.7692	0.0349	8.5000e-004	4.8953
Unmitigated	3.7692	0.0349	8.5000e-004	4.8953

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
Total		**3.7692**	**0.0349**	**8.5000e-004**	**4.8953**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
Total		**3.7692**	**0.0349**	**8.5000e-004**	**4.8953**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	89.0927	5.2652	0.0000	220.7235
Unmitigated	89.0927	5.2652	0.0000	220.7235

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	438.9	89.0927	5.2652	0.0000	220.7235
Total		**89.0927**	**5.2652**	**0.0000**	**220.7235**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	438.9	89.0927	5.2652	0.0000	220.7235
Total		**89.0927**	**5.2652**	**0.0000**	**220.7235**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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 - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	893.45	1000sqft	20.51	893,452.00	0
Golf Course	36.00	Hole	1.01	44,000.00	0
Health Club	40.00	1000sqft	0.92	40,000.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Hotel	125.00	Room	4.17	181,500.00	0
Quality Restaurant	15.00	1000sqft	0.34	15,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use - Total Project Area (Hotel, Bowling Alley, Miniature Golf Course, Quality Restaurant, High-Turnover Sit Down Restaurant, and Paved Areas) is 27.29 acres

Construction Phase - Operations Run Only

Off-road Equipment - Operations Run Only

Vehicle Trips - Trip Characteristics based on information provided in the Traffic Analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	0.00
tblLandUse	LandUseSquareFeet	0.00	44,000.00
tblLandUse	LotAcreage	251.32	1.01
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	43.00	39.00
tblVehicleTrips	PB_TP	44.00	41.00
tblVehicleTrips	PR_TP	37.00	61.00
tblVehicleTrips	PR_TP	38.00	59.00
tblVehicleTrips	ST_TR	122.40	111.79
tblVehicleTrips	ST_TR	8.19	6.55
tblVehicleTrips	ST_TR	90.04	83.46
tblVehicleTrips	SU_TR	142.64	130.27
tblVehicleTrips	SU_TR	5.95	4.76
tblVehicleTrips	SU_TR	71.97	66.71
tblVehicleTrips	WD_TR	30.38	3.33

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	32.93	11.60
tblVehicleTrips	WD_TR	112.18	102.53
tblVehicleTrips	WD_TR	8.36	6.69
tblVehicleTrips	WD_TR	83.84	77.73
tblWater	IndoorWaterUseRate	0.00	12,984,732.32
tblWater	IndoorWaterUseRate	2,365,725.76	554,043.61
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	IndoorWaterUseRate	3,170,846.25	2,513,972.89
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	OutdoorWaterUseRate	299,442,616.20	2,147,740.98
tblWater	OutdoorWaterUseRate	1,449,960.95	91,642.64
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62
tblWater	OutdoorWaterUseRate	352,316.25	415,823.94
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Energy	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	2,152.8026	2,152.8026	0.0724	0.0288	2,163.1953
Mobile	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Waste						0.0000	0.0000		0.0000	0.0000	100.1618	0.0000	100.1618	5.9194	0.0000	248.1467
Water						0.0000	0.0000		0.0000	0.0000	5.2246	52.9756	58.2002	0.5392	0.0131	75.5877
Total	**2.7743**	**3.0700**	**14.8003**	**0.0371**	**3.5862**	**0.1007**	**3.6869**	**0.9578**	**0.0991**	**1.0569**	**105.3865**	**5,193.2053**	**5,298.5917**	**6.6991**	**0.1959**	**5,524.4557**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Energy	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,938.5255	1,938.5255	0.0620	0.0270	1,948.1250
Mobile	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Waste						0.0000	0.0000		0.0000	0.0000	100.1618	0.0000	100.1618	5.9194	0.0000	248.1467
Water						0.0000	0.0000		0.0000	0.0000	5.2246	52.9756	58.2002	0.5392	0.0131	75.5877
Total	**2.7743**	**3.0700**	**14.8003**	**0.0371**	**3.5862**	**0.1007**	**3.6869**	**0.9578**	**0.0991**	**1.0569**	**105.3865**	**4,978.9281**	**5,084.3146**	**6.6888**	**0.1941**	**5,309.3853**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**	**4.13**	**4.04**	**0.15**	**0.91**	**3.89**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 20.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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 - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Unmitigated	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963

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

Percent of Electricity Use Generated with Renewable Energy

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	857.1084	857.1084	0.0413	7.1800e-003	860.2816
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,071.3856	1,071.3856	0.0516	8.9800e-003	1,075.3520
NaturalGas Mitigated	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,081.4170	1,081.4170	0.0207	0.0198	1,087.8434
NaturalGas Unmitigated	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,081.4170	1,081.4170	0.0207	0.0198	1,087.8434

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	1.2932e+006	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
High Turnover (Sit Down Restaurant)	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Hotel	1.0792e+007	0.0582	0.5290	0.4444	3.1700e-003		0.0402	0.0402		0.0402	0.0402	0.0000	575.9017	575.9017	0.0110	0.0106	579.3240
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Total		**0.1093**	**0.9934**	**0.8345**	**5.9500e-003**		**0.0755**	**0.0755**		**0.0755**	**0.0755**	**0.0000**	**1,081.4170**	**1,081.4170**	**0.0207**	**0.0198**	**1,087.8434**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	1.2932e+006	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
High Turnover (Sit Down Restaurant)	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Hotel	1.0792e+007	0.0582	0.5290	0.4444	3.1700e-003		0.0402	0.0402		0.0402	0.0402	0.0000	575.9017	575.9017	0.0110	0.0106	579.3240
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Total		**0.1093**	**0.9934**	**0.8345**	**5.9500e-003**		**0.0755**	**0.0755**		**0.0755**	**0.0755**	**0.0000**	**1,081.4170**	**1,081.4170**	**0.0207**	**0.0198**	**1,087.8434**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	396800	85.9053	4.1400e-003	7.2000e-004	86.2233
High Turnover (Sit Down Restaurant)	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Hotel	3.16718e+006	685.6779	0.0330	5.7500e-003	688.2164
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Total		**1,071.3856**	**0.0516**	**8.9900e-003**	**1,075.3520**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	317440	68.7242	3.3100e-003	5.8000e-004	68.9786
High Turnover (Sit Down Restaurant)	553920	119.9210	5.7800e-003	1.0100e-003	120.3649
Hotel	2.53374e+006	548.5423	0.0264	4.6000e-003	550.5731
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	553920	119.9210	5.7800e-003	1.0100e-003	120.3649
Total		**857.1085**	**0.0413**	**7.2000e-003**	**860.2816**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations Run Only

Off-road Equipment - Operations Run Only

Vehicle Trips - Trip Characteristics based on information provided in the Traffic Analysis

Energy Mitigation -

Water And Wastewater - Water usaged based on information provided in the WSA

Trips and VMT -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	360,128.35
tblWater	OutdoorWaterUseRate	942,474.62	59,567.07

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	100.6950	100.6950	3.5500e-003	1.2900e-003	101.1683
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.1143	1.1585	1.2727	0.0118	2.9000e-004	1.6530
Total	**0.2811**	**0.2687**	**1.5641**	**3.6800e-003**	**0.3955**	**5.8900e-003**	**0.4014**	**0.1056**	**5.7200e-003**	**0.1113**	**30.1975**	**430.9964**	**461.1939**	**1.8116**	**0.0185**	**511.9854**

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	89.5273	89.5273	3.0100e-003	1.2000e-003	89.9592
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.1143	1.1585	1.2727	0.0118	2.9000e-004	1.6530
Total	**0.2811**	**0.2687**	**1.5641**	**3.6800e-003**	**0.3955**	**5.8900e-003**	**0.4014**	**0.1056**	**5.7200e-003**	**0.1113**	**30.1975**	**419.8287**	**450.0262**	**1.8111**	**0.0184**	**500.7763**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**	**2.59**	**2.42**	**0.03**	**0.49**	**2.19**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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 - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Unmitigated	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	542.62	694.98	1,046,110	1,046,110
Total	426.00	542.62	694.98	1,046,110	1,046,110

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	44.6707	44.6707	2.1500e-003	3.7000e-004	44.8361
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.8384	55.8384	2.6900e-003	4.7000e-004	56.0451
NaturalGas Mitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
NaturalGas Unmitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	840580	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
Total		**4.5300e-003**	**0.0412**	**0.0346**	**2.5000e-004**		**3.1300e-003**	**3.1300e-003**		**3.1300e-003**	**3.1300e-003**	**0.0000**	**44.8566**	**44.8566**	**8.6000e-004**	**8.2000e-004**	**45.1231**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	840580	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
Total		**4.5300e-003**	**0.0412**	**0.0346**	**2.5000e-004**		**3.1300e-003**	**3.1300e-003**		**3.1300e-003**	**3.1300e-003**	**0.0000**	**44.8566**	**44.8566**	**8.6000e-004**	**8.2000e-004**	**45.1231**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257920	55.8384	2.6900e-003	4.7000e-004	56.0451
Total		**55.8384**	**2.6900e-003**	**4.7000e-004**	**56.0451**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	206336	44.6707	2.1500e-003	3.7000e-004	44.8361
Total		**44.6707**	**2.1500e-003**	**3.7000e-004**	**44.8361**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Unmitigated	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0940					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Total	**0.1060**	**0.0000**	**3.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.5000e-004**	**6.5000e-004**	**0.0000**	**0.0000**	**6.9000e-004**

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0940					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Total	**0.1060**	**0.0000**	**3.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.5000e-004**	**6.5000e-004**	**0.0000**	**0.0000**	**6.9000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.2727	0.0118	2.9000e-004	1.6530
Unmitigated	1.2727	0.0118	2.9000e-004	1.6530

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
Total		**1.2727**	**0.0118**	**2.9000e-004**	**1.6530**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
Total		**1.2727**	**0.0118**	**2.9000e-004**	**1.6530**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	30.0833	1.7779	0.0000	74.5300
Unmitigated	30.0833	1.7779	0.0000	74.5300

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
Total		**30.0833**	**1.7779**	**0.0000**	**74.5300**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
Total		**30.0833**	**1.7779**	**0.0000**	**74.5300**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Unmitigated	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1290					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3200e-003	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Total	**1.0973**	**1.3000e-004**	**0.0143**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0279**	**0.0279**	**7.0000e-005**	**0.0000**	**0.0297**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1290					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3200e-003	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Total	**1.0973**	**1.3000e-004**	**0.0143**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0279**	**0.0279**	**7.0000e-005**	**0.0000**	**0.0297**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	58.2002	0.5392	0.0131	75.5877
Unmitigated	58.2002	0.5392	0.0131	75.5877

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	12.9847 / 2.14774	45.8891	0.4251	0.0103	59.5986
Health Club	0.554044 / 0.0916426	1.9580	0.0181	4.4000e-004	2.5430
High Turnover (Sit Down Restaurant)	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Hotel	2.51397 / 0.415824	8.8846	0.0823	2.0000e-003	11.5389
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Total		**58.2002**	**0.5392**	**0.0131**	**75.5877**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	12.9847 / 2.14774	45.8891	0.4251	0.0103	59.5986
Health Club	0.554044 / 0.0916426	1.9580	0.0181	4.4000e-004	2.5430
High Turnover (Sit Down Restaurant)	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Hotel	2.51397 / 0.415824	8.8846	0.0823	2.0000e-003	11.5389
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Total		**58.2002**	**0.5392**	**0.0131**	**75.5877**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	100.1618	5.9194	0.0000	248.1467
Unmitigated	100.1618	5.9194	0.0000	248.1467

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	4.8	0.9744	0.0576	0.0000	2.4139
Health Club	228	46.2819	2.7352	0.0000	114.6616
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Hotel	68.44	13.8927	0.8210	0.0000	34.4186
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	13.69	2.7790	0.1642	0.0000	6.8847
Total		**100.1618**	**5.9194**	**0.0000**	**248.1467**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	4.8	0.9744	0.0576	0.0000	2.4139
Health Club	228	46.2819	2.7352	0.0000	114.6616
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Hotel	68.44	13.8927	0.8210	0.0000	34.4186
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	13.69	2.7790	0.1642	0.0000	6.8847
Total		**100.1618**	**5.9194**	**0.0000**	**248.1467**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	24.00	1000sqft	0.55	24,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	**CH4 Intensity (lb/MWhr)**	0.023	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip Characteristics based on information provided in the Traffic Analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Trips and VMT -

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	332,426.17
tblWater	OutdoorWaterUseRate	869,976.57	54,984.98

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	92.9492	92.9492	3.2800e-003	1.1900e-003	93.3861
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.1055	1.0694	1.1748	0.0109	2.6000e-004	1.5258
Total	**0.2511**	**0.2368**	**1.3684**	**3.2300e-003**	**0.3455**	**5.3100e-003**	**0.3508**	**0.0923**	**5.1500e-003**	**0.0974**	**27.8746**	**381.6035**	**409.4781**	**1.6713**	**0.0162**	**456.0916**

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	82.6406	82.6406	2.7800e-003	1.1000e-003	83.0393
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.1055	1.0694	1.1748	0.0109	2.6000e-004	1.5258
Total	**0.2511**	**0.2368**	**1.3684**	**3.2300e-003**	**0.3455**	**5.3100e-003**	**0.3508**	**0.0923**	**5.1500e-003**	**0.0974**	**27.8746**	**371.2949**	**399.1695**	**1.6708**	**0.0161**	**445.7448**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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**	**2.70**	**2.52**	**0.03**	**0.56**	**2.27**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	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 - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Unmitigated	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.00	500.88	641.52	914,026	914,026
Total	360.00	500.88	641.52	914,026	914,026

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	41.2345	41.2345	1.9900e-003	3.5000e-004	41.3872
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.5432	51.5432	2.4800e-003	4.3000e-004	51.7340
NaturalGas Mitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
NaturalGas Unmitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	775920	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
Total		**4.1800e-003**	**0.0380**	**0.0320**	**2.3000e-004**		**2.8900e-003**	**2.8900e-003**		**2.8900e-003**	**2.8900e-003**	**0.0000**	**41.4061**	**41.4061**	**7.9000e-004**	**7.6000e-004**	**41.6521**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	775920	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
Total		**4.1800e-003**	**0.0380**	**0.0320**	**2.3000e-004**		**2.8900e-003**	**2.8900e-003**		**2.8900e-003**	**2.8900e-003**	**0.0000**	**41.4061**	**41.4061**	**7.9000e-004**	**7.6000e-004**	**41.6521**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	238080	51.5432	2.4800e-003	4.3000e-004	51.7340
Total		**51.5432**	**2.4800e-003**	**4.3000e-004**	**51.7340**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	190464	41.2345	1.9900e-003	3.5000e-004	41.3872
Total		**41.2345**	**1.9900e-003**	**3.5000e-004**	**41.3872**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Unmitigated	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0867					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Total	**0.0979**	**0.0000**	**3.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.0000e-004**	**6.0000e-004**	**0.0000**	**0.0000**	**6.3000e-004**

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0867					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Total	**0.0979**	**0.0000**	**3.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.0000e-004**	**6.0000e-004**	**0.0000**	**0.0000**	**6.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1748	0.0109	2.6000e-004	1.5258
Unmitigated	1.1748	0.0109	2.6000e-004	1.5258

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
Total		**1.1748**	**0.0109**	**2.6000e-004**	**1.5258**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
Total		**1.1748**	**0.0109**	**2.6000e-004**	**1.5258**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	27.7692	1.6411	0.0000	68.7969
Unmitigated	27.7692	1.6411	0.0000	68.7969

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		**27.7692**	**1.6411**	**0.0000**	**68.7969**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		**27.7692**	**1.6411**	**0.0000**	**68.7969**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

McAlister
GeoScience
235 E. Broadway, Suite 1120 Long Beach, California 90802 (562) 489-7908

November 12, 2019

Michael Canfield
JRT BP 1, LLC

VIA Electronic Mail

Subject: Phase I Environmental Site Assessment
Jack Rabbit Trail, Beaumont, CA

Dear Mr. Canfield:

Attached is one electronic copy of the Phase I Environmental Site Assessment report for the property identified by the following Assessor's Parcel Number and located south of State Route 60 and west of Jack Rabbit Trail, Beaumont, California (the Subject Property).

- 422-060-002
- 422-060-005
- 422-060-009
- 422-060-010
- 422-060-016
- 422-060-017
- 422-060-018
- 422-060-021
- 422-060-022
- 422-170-005
- 422-170-007
- 422-170-008
- 422-170-009
- 422-170-010
- 422-170-011

McAlister GeoScience appreciates the opportunity to provide this report to Maverick Investments. Please contact me should you have any questions about the report.

Sincerely,

David McAlister

Phase I Environmental Site Assessment Report

Jack Rabbit Trail,
Beaumont, CA

November 12, 2019

Prepared for:

JRT BP 1, LLC

Prepared by:

McAlister GeoScience
235 E. Broadway, Suite 1120
Long Beach, California 90802



David McAlister

Executive Summary

McAlister GeoScience was retained by JRT BP 1, LLC (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) for a property consisting of 622 acres located at south of state route 60 and west of Jack Rabbit Trail, Beaumont, California (the Subject Property). McAlister GeoScience understands the Subject Property is being prepared for development. Site features are identified on Figure 2. Photographs taken during the site reconnaissance are included in Appendix A.

The Subject Property is located within the San Timoteo Badlands, a rural area in Beaumont, County of Riverside, California. It is located approximately six and a half miles northeast of the Perris Reservoir. The Subject Property is located south of state route 60 and west of Jack Rabbit Trail. The Subject Property is comprised of fifteen, irregular-shaped parcels. The site is characterized by steep slopes, overgrown vegetation and complex drainage patterns. The Subject Property is accessed by vehicle by the state route 60. Site features are identified on Figure 2.

The historical review of the Subject Property revealed that the Subject Property has been mainly undeveloped since the at least the early 1900s. The only noticeable structures observed was an adjoining residential dwelling located across Jack Rabbit Trail on the northeast. According to topographic maps and aerial photographs, the Subject Property is primarily rural woodland, and has various drainages formed by intermittent streams. No environmental concerns were identified during the historical review of the Subject Property.

McAlister GeoScience has performed a Phase I ESA of the Subject Property in conformance with the scope and limitations of American Society for Testing and Materials Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in the *Limiting Factors, Project Limitations,* and *Data Gaps* sections of this report. This assessment has not revealed evidence of any Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property.

This assessment did not revealed evidence of a *de minimis* conditions and/or conditions outside the scope of American Society for Testing and Materials Practice E 1527-13 for Phase I Environmental Site Assessments, except for the following:

The Lockheed Martin Site 2, located east of the Subject Property was identified as an open LUST/release site according to Envirostor, Geotracker, and the regulatory database review. The site operated as a jet propulsion test site from 1958 to 1974. The main contaminants of concern include: Perchlorate and Trichloroethylene (TCE) in the groundwater (other uses than for drinking). Based on the groundwater flow, and distance from the Subject Property, the Lockheed Martin Beaumont 2 site is considered a *de minimis* condition.

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, McAlister GeoScience does not have any further recommendations regarding the Subject Property at the time of this assessment.

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1.0 Introduction

McAlister GeoScience was retained by JRT BP 1, LLC (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) for the property comprised of approximately 622 acres located at south of state route 60 and west of Jack Rabbit Trail, Beaumont, California (the Subject Property; Figure 1). McAlister GeoScience understands that the Subject Property is being prepared for development. Site features are identified on Figure 2. Photographs taken during the site reconnaissance are included in Appendix A.

The Phase I ESA work for this project was conducted pursuant to authorization of the scope of work, assumptions, and terms and conditions set forth in the contract documents between the Client and McAlister GeoScience and in accordance with the scope of work and limitations of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, designation E1527-13.

The purpose of this Phase I ESA was to assess, to the extent feasible, *Recognized Environmental Conditions* (RECs), *Controlled Recognized Environmental Conditions* (CRECs) and *Historical Recognized Environmental Conditions* (HRECs) in connection with the Subject Property. RECs, CRECs and HRECs are defined as follows:

- RECs are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not RECs.

- CRECs are defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidence by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

- HRECs are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Figures depicting the Subject Property and vicinity are found in the "Figures" section at the end of this report. Figure 1 is a site location map showing the location of the Property. Figure 2 is a site plan showing additional detail and site features. Color copies of photographs taken during the site reconnaissance are found in Appendix A.

1.1 *Limiting Factors*

No limiting factors were encountered during the course of this evaluation that were expected to

change the conclusion of the assessment, with the exception of the Subject Property size. During the site reconnaissance, only locations within 100 feet of Jack Rabbit Trail and State Route 60, and accessible trails were observed.

1.2 *Assumptions*

For the purposes of this assessment, McAlister GeoScience has made the following assumptions:

- Information provided during any interview (written or oral) was accurate and correct;
- Database information reviewed was accurate and correct;
- Historical information reviewed was accurate and correct;
- Information reviewed at any governmental agency was accurate and correct;
- Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey Topographic Maps; and
- The property has been correctly and accurately identified by the client, client representatives, property contact, property owner, and/or property representatives.

1.3 *Project Limitations*

This assessment is limited to the standards set forth in 40 Code of Federal Regulations (CFR) Part 312. This assessment specifically excludes assessment of the following:

- Asbestos and asbestos-containing materials;
- Lead and lead-containing materials;
- Radon;
- Indoor air quality;
- Wetlands;
- Regulatory compliance;
- Cultural and historic resources;
- Air emissions;
- Industrial hygiene;
- Health and safety;
- Ecological resources;
- Endangered species;
- Biological agents, Mold; and
- Noise.

There are other limitations on completeness of information for this assessment. They are provided and documented on a case-by-case basis throughout this document.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluation. The conclusions presented in this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling of any kind was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical or physical analyses have been performed during the course of this Phase I ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted. As applicable, McAlister GeoScience has relied in good faith upon representations and information furnished by individuals with respect to operations and existing property conditions, to the extent that they have not been contradicted by data obtained from other sources. Accordingly, McAlister GeoScience accepts no responsibility for any deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. McAlister GeoScience makes no warranty, express or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

This Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. The assessment is not intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use and environmental liens. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 *Professionals*

This document has been prepared by an Environmental Professional as defined by the Environmental Protection Agency, 40 CFR Part 312.10. All work performed for this assessment was performed by or under the direct supervision of an Environmental Professional.

1.5 *Data Gaps*

The ASTM Standard defines a data gap as "a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information." A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires that the ESA report identify and comment on significant data gaps.

McAlister GeoScience did not identify any significant data gaps associated with the assessment, with the exception of interviewing two or more people with knowledge of the Subject Property and the prior uses.

2.0 Property Description

2.1 *Property Location and Description*

The Subject Property is approximately 622 acres, located south of state route 60 and west of Jack Rabbit Trail, Beaumont, California. The Assessor's Parcel Numbers:

- 422-060-002
- 422-060-005
- 422-060-009
- 422-060-010
- 422-060-016
- 422-060-017
- 422-060-018
- 422-060-021
- 422-060-022
- 422-170-005
- 422-170-007
- 422-170-008
- 422-170-009
- 422-170-010
- 422-170-011

2.2 *Site and Vicinity Characteristics*

2.2.1 General Property Type and Use

The Subject Property is located within the San Timoteo Badlands, a rural area in Beaumont, County of Riverside, California. It is located approximately six and a half miles northeast of the Perris Reservoir. The Subject Property is located south of state route 60 and west of Jack Rabbit Trail. The Subject Property is comprised of fifteen, irregular-shaped parcels. The site is characterized by steep slopes, overgrown vegetation and complex drainages patterns. The Subject Property is accessed by vehicle by the state route 60. Site features are identified on Figure 2. Photographs taken during the site reconnaissance are included in Appendix A.

2.2.2 General Type and Use of Surrounding Areas

The surrounding properties are primarily rural, undeveloped land. Two residential homes adjoin the Subject Property on the east. The state route 60 adjoins the Subject Property on the north, beyond which is undeveloped land, a railroad and residential neighborhoods. For further discussion of the adjacent properties, refer to Section 5.3 below. Photographs of adjoining properties taken during the site reconnaissance are included in Appendix A.

2.2.3 Subject Property Size

The Subject Property is approximately 622 acres.

2.2.4 Number and Size of Buildings on Site

No structures were identified on the Subject Property.

2.2.5 Construction Date

The Subject Property was not listed with any construction dates.

2.2.6 Tenants

The Subject Property is currently vacant.

2.2.7 Areas Assessed

The Subject Property and adjoining properties were visually assessed to the extent practical from perimeter locations and throughout the Subject Property on-foot.

2.2.8 Topography

The surface of the Subject Property is approximately 2,337 feet above mean sea level. The Subject Property is composed of rolling hills and steep slopes with complex drainages.

2.2.9 Surface Water

Surface water was not present on the Subject Property at the time of the site reconnaissance. The nearest surface water feature is the Paris Reservoir approximately six and a half-mile to the southwest of the Subject Property.

2.2.10 Hydrogeology

Depth to First Groundwater:	Depth to groundwater at the Subject Property is approximately 70 to 15 feet below ground surface (bgs) based on an Environmental Report for the Laborde Canyon (Former Lockheed Martin Site) Site located approximately 7,597 feet to the south from the center of the Subject Property (GeoTracker).
Regional Flow Direction:	The regional groundwater flow direction is expected to be to the southwest based on regional topography. It should be noted that groundwater flow direction is estimated. Groundwater elevation data from three well locations is required to accurately define groundwater gradient.
Information Sources:	7.5-minute United States Geological Survey (USGS) Topographic Maps and the GeoTracker online database.

2.2.11 Geologic Setting

The Subject Property is located within the San Timoteo Badlands, which are located northeast of the Claremont Fault and southwest of the Beaumont Plain. The Subject Property is located at an elevation of approximately 2,337 feet above mean seal level. It is bound to the Northeast by the Transverse Ranges and to the Southwest by the Peninsular Ranges. The Subject Property is underlain by Plio-Pleistocene and Pliocene loosely consolidated deposits.

There are multiple soil types underlying the Subject Property. The most prominent is known as "Badland," which has 30 to 70 percent slopes and is composed of paralithic, un-weathered bedrock and has a high runoff class. This soil is classified as Class D, meaning it has very slow infiltration rates. The second soil is known as "San Emigdo" which has 12 to 18 percent slopes and has a fine sandy loam texture class. This soil is a well-drained and has a low runoff class. The third is "San Timeteo" which has eight to 25 percent slopes and has a loam and weathered bedrock textured class. This soil type also has slow infiltration rates. The fourth is "Ramona" which is classified as a Class B, meaning it has moderate infiltration rates. This soil has a sandy, clay loam texture class. The fifth is "Greenfield" and is classified as a Class B. This soil is well drained and has a fine sandy loam texture class.

The Subject Property is boarded to the northeast by the San Timoteo Subasin of the Upper Santa

Ana Valley Water Basin. Based on topographic maps, groundwater is interpreted as flowing from northeast to the southwest, towards the Laborde Canyon.

2.2.12 Potable Water Supply

Potable water does not appear to be supplied to the Subject Property at this time.

2.2.13 Sanitary Sewer System

Sanitary Sewer service does not appear to be supplied to the Subject Property at this time.

3.0 Historic Use Information

The following is a list of historical site use information sources reviewed as part of this Assessment.

- Aerial Photographs: 1938, 1949, 1953, ,1966, 1975, 1996, 2002, 2005, 2009, 2012 and 2016 Provided by EDR (Appendix B);
- Topographic Maps: 1901, 1942, 1953, 1967, 1979, 1996, and 2012 Provided by EDR (Appendix B);
- Fire Insurance Maps: No Coverage, Provided by EDR (Appendix B);
- City Directories: No Coverage, Provided by EDR (Appendix D), and
- Interviews: None Applicable

3.1 *Prior Uses – Subject Property*

3.1.1 Summary

The historical review of the Subject Property revealed the Subject Property has been mainly undeveloped since the at least the early 1900s. The only noticeable structures observed was an adjoining residential dwelling located across Jack Rabbit Trail on the east. According to topographic maps and aerial photographs, the Subject Property is primarily rural woodland, and has various drainages formed by intermittent streams. No environmental concerns were identified during the historical review of the Subject Property.

3.1.2 Aerial Photographs

The review of historic aerial photographs revealed the Subject Property has remained undeveloped land since 1938. In the 1953 aerial photograph, a residential dwelling is depicted adjoining the Subject Property on the northwestern edge, across Jack Rabbit Trail. No changes were observed in the 1966 to 2016 aerial photographs.

3.1.3 Fire Insurance Maps

Fire Insurance Maps coverage was not available for the Subject Property.

3.1.4 Topographic Maps

The review of historic topographic maps revealed the vicinity of the Subject Property has remained undeveloped since at least 1901. From 1942 to 1953, the topographic maps show the Subject Property shaded in green, representing woodland. The maps also show contour lines in a "v" shape indicating various water drainages on the Subject Property. The 1967 map only shows the southwestern portion on the Subject Property shaded green. By 1979, only the northern section off Highway 60 is a shaded green, the rest of the Subject Property shows contour lines that are grouped tightly together indicating a steep slope with drainages and creeks. No changes were observed in the 1996 topographic map. The 2012 topographic map did not depict any notable structures or features on the Subject Property.

3.1.5 City Directories

A search was conducted for city directories that include coverage of the site area using the EDRs City Directory Collection and other sources, if needed. There were no City Directory listings for the Subject Property.

3.2 *Prior Uses – Adjoining and Surrounding Properties*

3.2.1 Summary

The historical review of the surrounding properties revealed the area was either undeveloped or agricultural land in the early 1900s. By 1953, aerial photographs show a residential home adjoining the Subject Property on the east off Jack Rabbit Trail. By 1967, topographic maps show one well located south and a second located east of the Subject Property. No significant changes were observed in the area in the 1970s, 1980s, and 1990s. The 2012 and 2016 aerial photographs showed the northern adjacent land, across Highway 60 to be under construction for residential neighborhoods. No environmental concerns were identified during the historical review of the surrounding properties that are considered likely to cause environmental impacts at the Subject Property.

3.2.2 Aerial Photographs

The review of historic aerial photographs revealed the surrounding properties have been primarily undeveloped land since at least 1938. The 1938 aerial photograph shows the south, east and west land as being undeveloped. The northern adjacent land across state route 60 appears to have been developed for agricultural use. No significant changes were observed in the 1949 aerial photograph. From 1953 to 2016, a residential dwelling is depicted on the eastern edge of the Subject Property, across Jack Rabbit Trail. By 1996 the northern adjacent land is no longer depicted as being used for agricultural purposes and is undeveloped. The 2012 aerial photograph depicts the northern adjacent land as being under construction for residential purposes. By 2016, some of the residential homes were finished, however some land is still depicted as being under construction.

3.2.3 Fire Insurance Maps

Fire Insurance Maps coverage was not available for the Subject Property.

3.2.4 Topographic Maps

The review of historic topographic maps revealed the surrounding properties have primarily been undeveloped, rural land since the early 1900s. The 1901 topographic map shows a black line with two dashes, indicting a forest service administrative area; the Southern Pacific Railroad, is located adjacent on the north, running from northwest to east. By 1942, the southeastern adjoining land is shaded green, indicating woodland. The northern land shows jagged contour lines indicating drainages with perennial streams. No significant changes were observed in the 1943 to 1967 topographic map. The 1967 topographic map shows one well located to the southwest and another one east of the Subject Property. No significant changes were observed in the 1979 and 1996 topographic map. The 2012 topographic map did not depict any notable structures or features on the surrounding properties.

3.2.5 City Directories

A search was conducted for city directories that include coverage of the site area using the EDRs City Directory Collection and other sources, if needed. There were no City Directory listings for the surrounding properties.

3.3 *Previous Environmental Reports*

No previous environmental reports were provided to McAlister GeoScience for review during the course of this assessment.

3.4 *Other Sources of Information*

Several state information sources were reviewed for the Subject Property through a review of online sources.

3.4.1 California Environmental Protection Agency, Department of Toxic Substances Control

The online Department of Toxic Substances Control (DTSC) database, EnviroStor, was reviewed to identify nearby sites with potential of impacting soil the Subject Property. The EnviroStor database identified one site within a one-half mile radius of the Subject Property.

- The Lockheed Martin Beaumont Site 2 was used as an Aerospace Rocket Testing/Launch Area from 1958 to 1974; then between 1974 and 1986, portions of the overall site were used for sheep ranching and training of heavy equipment operators.

- The potential contaminants of concern include: 1,4-Dioxane, Explosives (UXO and MEC), Perchlorate, Polychlorinated Biphenyls (PCBs), and Tetrachloroethylene (PCE), into the groundwater, sediments, soil and surface water. The Superfund Remedial Investigation and Feasibility Study (Site Characterization) for this site indicated that levels of contaminants were very low and do not present any health concern. Routes of exposure are through inhalation from soil vapor and through consumption of groundwater.

- A 2019 Groundwater report states "the plumes trichloroethene and hexadydro-1,3,5-trinitro-1,3,5- triazine plumes in groundwater appear to be small and isolated, and do not extend off-site. The 1,4-dioxane plume does not appear to extend off-site. The perchlorate plume does appear to extend off-site but terminates in the riparian corridor south of the southern site boundary. The perchlorate detected in monitoring well TT-MW2-19S, TT-MW2-19D, and TT-MW2-20S located on the Regional Conservation Authority property to the south of the site, suggests an isolated impacted area.

Based on the low levels of contaminants, areas of plumes, distance and cross-gradient location from the Subject Property, the Lockheed Martin Beaumont Site 2 is considered a de minimis condition.

3.4.2 California Regional Water Quality Control Board

The online Regional Water Quality Control Board database, GeoTracker, was reviewed to identify nearby sites with potential of impacting the Subject Property. The GeoTracker database identified one site within a one-quarter mile radius of the Subject Property.

- The Lockheed Martin Beaumont Site 2 was located east of the Subject Property. This site is further discussed in section 2.4.1.

- Another LUST site, known as "Oak Valley Parkway," was identified approximately 3,366 feet northwest, up-gradient from the Subject Property. Geotracker states the potential impact of diesel, gasoline and total petroleum hydrocarbons (TPH) into the groundwater used for municipal and domestic supply, agriculture, and industrial service and processes supply. The site was identified as having the regulatory status of "Open-Site Assessment" as of April 23, 2019. Based on the distance from the Subject Property, this site is not of concern.

3.4.3 California State Fire Marshal, Pipeline Safety Division

The online National Pipeline Mapping System (NPMS) database was reviewed to identify nearby hazardous liquid or gas transmission pipelines. The NPMS was reviewed and there are hazardous liquid and gas transmission pipelines within one mile of the Subject Property.

- There is a Gas Transmission Pipeline approximately 0.105 miles northwest of the Subject Property and a Hazardous Liquid Pipeline 0.199 miles northeast of the Subject Property. There was one incident (gas) identified 1.801 miles to the southeast of the Subject Property. No accidents or incidents were identified adjoining the Subject Property and therefore, the pipelines and gas incident are not of concern.

3.4.4 State of California Department of Conservation Department of Oil, Gas, and Geothermal Resources

The online mapping system (Well Finder) maintained by the State of California Department of Oil, Gas, and Geothermal Resources for the immediate vicinity of the Subject Property was reviewed. One oil & Gas well was identified within a half-mile radius of the Subject Property.

- There is a Gas & Oil well located approximately 8,910.5 feet southwest of the Subject Property. Based on the distance from the Subject Property, no environmental concerns were identified.
- Two plugged wells are located northwest of the Subject Property. One is located adjacent, beyond State Route 60 and second is located approximately 3,583 feet northeast. Both wells are plugged and identified as a "Dry Hole" and therefore they are not of environmental concern.

3.4.5 South Coast Air Quality Management District

The online Facility Information Detail (FIND) database by the South Coast Air Quality Management District was reviewed. The Subject Property was not listed on the FIND database.

3.4.6 Local Agencies

A Freedom of Information Act requests could not be sent to local agencies because no addresses are associated with the Subject Property.

4.0 Interviews

Interviews were conducted in accordance with 40 CFR Section (§) 312.30 requiring the Environmental Professional conducting the Phase I ESA to take into account commonly known info, including that of the user of the report. Additionally, 40 CFR §§ 312.22(a)(2) and (a)(4), and 40 CFR §§ 312.28, 312.30, and 312.31, require reviewing knowledge of the seller. Also included in the interview, in accordance with 40 CFR §§ 312.22(a)(3) and 312.29, interviews included consideration of the relationship of the purchase price to the fair market value as an indicator of RECs. No interviews were conducted for this environmental report.

5.0 Information from Site Reconnaissance

The following is a summary of observations made during the site reconnaissance.

5.1 *Date of Reconnaissance*

November 6, 2019.

5.2 *Activities/Processes Conducted at the Property*

The Subject Property is currently undeveloped and

5.3 *Adjoining Property Uses*

The areas immediately adjacent to the Subject Property are summarized below.

North:	Highway 60, beyond which is our railroad tracks and residential neighborhoods
West:	Highway 60, beyond which is rural, undeveloped land
South:	Rural, undeveloped land
East:	One residential property adjoins the Subject Property on the east, however majority of the eastern adjoining property is rural, undeveloped land

At the time of the site reconnaissance, none of the adjoining properties appeared to be of concern for environmental impacts at the Subject Property.

5.4 *Potentially Hazardous Chemicals Observed or Known to be Present at the Subject Property*

No potentially hazardous chemicals were observed at the Subject Property during the site reconnaissance.

5.4.1 Petroleum Products Observed or Known to be Present at the Subject Property

No petroleum products were observed at the Subject Property during the site reconnaissance.

5.5 *On-site Roads and Parking Areas*

Parking for the Subject Property is located on Jack Rabbit Trail Road.

5.6 *Aboveground Storage Tanks*

No evidence of aboveground storage tanks was observed on the Subject Property during the site reconnaissance.

5.7 *Underground Storage Tanks*

No evidence of underground storage tanks was observed on the Subject Property during the site reconnaissance.

5.8 *Unusual or Noxious Odors*

Unusual or noxious odors were not noticed during the site reconnaissance.

5.9 *Pools of Liquid*

Pools of liquid were not observed during the site reconnaissance.

5.10 *Pits/Ponds/Lagoons – Exterior, On-site or Neighboring*

No pits/ponds/lagoons were observed during the site reconnaissance.

5.11 *Transformers or Polychlorinated Biphenyl-Suspect Hydraulic Systems*

No transformers or polychlorinated biphenyl-suspect hydraulic systems were observed during the site reconnaissance.

5.12 *Stained Soil or Pavement*

No stained soil or pavement was observed during the site reconnaissance.

5.13 *Stressed Vegetation*

No stressed vegetation was observed during the site reconnaissance.

5.14 *Discharges to Drains, Ditches, or Streams*

No streams were identified on the Subject Property during the site reconnaissance however based on topographic maps, intermittent steams flow on the Subject Property. Based on drainage patterns, surface water will flow southwest towards the Laborde Canyon.

5.15 *Wells*

No evidence of wells was observed during the site reconnaissance.

5.16 *Leach Fields/Septic Tanks/Cesspools*

No leach fields, septic tanks, or cesspools were observed during the site reconnaissance.

5.17 *Indication of Fill Sites or Dumping*

No indication of fill sites or dumping was observed during the site reconnaissance.

5.18 *Sumps/Pits/Floor Drains*

No sumps, pits, or drains were observed on the Subject Property. The floor drain reportedly leads to the sanitary sewer system.

5.19 *Buildings or Portions of Buildings*

There were no buildings or portions of buildings observed on the Subject Property during the site reconnaissance.

5.20 *Other Pertinent Information*

No other pertinent information was observed during the site reconnaissance, except for the following:

- One drum and three paint containers were observed across Jack Rabbit Trail. The drum and paint containers appeared empty. No environmental concerns were identified.

6.0 Regulatory Agency Search/Agency File Review

6.1 *Regulatory Agency Database Review*

McAlister GeoScience retained EDR to provide federal, state, and local regulatory agency databases for sites, including the Subject Property, listed within the search distances described in the ASTM Standard Practice for Environmental Site Assessments E 1527-13. These databases provide lists of facilities that use, store or dispose of hazardous substances, as well as sites with known or suspected contaminated soil or groundwater.

The regulatory agency review consisted of acquisition and review of a regulatory agency database search report of regulatory agency files for sites of interest. Selection of sites considered to have a potential to impact the Subject Property was based on the location of a reported release site with respect to its distance from the Subject Property and the reported groundwater flow direction. Generally, reported release sites within one quarter of one mile up-gradient, or one eighth of one mile cross-gradient or down-gradient of the Subject Property are selected for follow-up file review. Sites listed in the database search report but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release) are not considered to have a potential to impact the soil and/or groundwater at the Subject Property.

The database search report is presented in Appendix C and includes a description of the electronic files searched and associated search distances. Refer to Appendix C for all databases searched by EDR.

6.1.1 Subject Property Listings

The Subject Property is not listed on any federal, state, or local regulatory agency databases searched by EDR.

6.1.2 Offsite Property Listings

There are no Federal NPL (National Priorities List) site listed within a two-mile radius from the center of the Subject Property.

There are no Federal Delisted NPL sites listed within a two-mile radius from the center of the Subject Property.

There are no Federal CERCLIS (Comprehensive Environmental Response, Compensation and Liability System) site listed within a two-mile radius from the center of the Subject Property.

There are no Federal SEMS-ARCHIVE (Superfund Enterprise Management System Archive, formerly CERCLIS-NFRAP) sites listed within a two-mile radius from the center of the Subject Property.

There are no Federal RCRA (Resource Conservation and Recovery Act) CORRACTS (Corrective Action) sites listed within a two-mile radius from the center of the Subject Property.

There are no Federal RCRA non-CORRACTS TSD (Treatment, Storage and Disposal) sites listed within a two-mile radius from the center of the Subject Property.

There are no Federal RCRA-LQG (Large Quantity Generator) sites listed on an adjacent property.

There are no Federal RCRA-SQG (Small Quantity Generator) sites listed on an adjacent property.

There are no Federal RCRA-CESQG (Conditionally Exempt Small Quantity Generator) sites listed on an adjacent property.

- The Morongo Golf Club located beyond state route 60 is listed under the RCRA NonGen Database. Since Non-Generators do not presently generate hazardous waste, this site is not of concern. This site is further discussed in the State and Tribal Registered Storage tank section below.

There are no Federal IC/EC (Institutional Controls/Engineering Controls) site listed within a two-mile radius from the center of the Subject Property.

There is one State and Tribal Equivalent to NPL sites listed within a two-mile radius from the center of the Subject Property.

- The Lockheed Martin Beaumont 2 Site is located east of the Subject Property, beyond Jack Rabbit Trail. This site was also listed under the FINDS, RESPONSE, ENVIROSTOR, HIST Cal-Site, Cortese, and Historical Cortese databases. The site was used as an aerospace rocket testing/launch facility. The site was identified as not having restricted use and currently has an "Active" cleanup status. Based on the distance from the Subject Property and groundwater flow, this site is considered a *de minimis* condition. The site is further discussed in section 2.4.1.

There are three State and Tribal Equivalent to CERCLIS sites listed within a two-mile radius from the center of the Subject Property.

- Of the three sites only one was listed within a two-mile radius. Based on the distance, the two sites located outside the two-mile radius are not of concern.

- The Lockheed Martin Beaumont Site 2 is located 1.038 miles east/southeast from the center of the Subject Property, this site is further discussed in the State and Tribal Equivalent to NPL sites section above.

There are no State and Tribal Landfill and/or Solid Waste Disposal sites listed within a one-half mile radius of the Subject Property.

There are no State and Tribal LUST (Leaking Underground Storage Tank) sites listed within a one-half mile radius of the Subject Property.

There are no State and Tribal SLIC (Spills, Leaks, Investigation and Cleanups) sites listed within a one-half mile radius of the Subject Property.

There is one State and Tribal Registered Storage tank, UST (Underground Storage Tank), SWEEPS UST, HIST UST, and CA FID UST sites listed within a two-mile radius from the center of the Subject Property.

- The Morongo Golf Club is located north of the Subject Property, across the state route 60. The size of the tank and materials being contained were not stated in the regulatory report. Based on property use and distance, this site is not of concern.

There are no State and Tribal VCP (Voluntary Cleanup Program) site listed within a one-half mile radius of the Subject Property.

There are no State and Tribal Brownfield sites listed within a one-half mile radius of the Subject Property.

6.1.3 Other Findings

No other listings on the databases search by EDR were considered an environmental concern to the Subject Property, except for the following:

- Four Properties located within the two-mile radius were listed under the FINDS database. The four properties include:
- Lockheed Martin Beaumont Site 2 (further discussed in section 2.4.1);
- The Upper Oak Lift Station, was also listed under the CERS HAZ WASTE, CERS TANKS AND CERS database. Several violations were noted however all were returned to compliance. Based on the distance this site is not of concern;
- The East Valley Golf Club is located 7,530 feet north/northeast. Based on the distance, this site is not of concern, and
- The Morongo Golf Club was also listed in the ECHO database. It is located 7,530 feet east/northeast. This site was not identified with any violations. Based on the distance, this site is not of concern.

7.0 Vapor Encroachment

7.1 Evaluation

McAlister GeoScience performed a Tier 1 vapor encroachment assessment at the Subject Property in accordance with ASTM Standard E 2600-08, *Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions.* The purpose of the vapor encroachment assessment is to evaluate the potential for migration of vapors into existing or planned structures on the Subject Property due to contaminated soil and/or groundwater on the property or within close proximity to the Subject Property.

The objective of a Tier 1 vapor encroachment assessment is to conduct an initial screen to determine if a potential vapor intrusion condition (pVIC) exists in connection with the Subject Property. When used as a screening tool, a Tier 1 vapor encroachment assessment uses non-numerical information designed to identify conditions and/or physical settings where a pVIC is unlikely to occur. The minimum information needed to conduct a Tier 1 screen includes:

- Existing / planned use of the Subject Property;
- Type of structures existing or planned for the Subject Property;
- Surrounding area description;
- Federal, state, local, and tribal government records on the Subject Property and surrounding areas;
- Historical records;
- General physical setting including soil type, geological, hydrological, hydrogeological, and topographical information;
- Significant natural or man-made conduits; and
- Specialized user knowledge;

A pVIC is defined as the potential for the presence or likely presence of any compound of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property at a concentration that presents or may present an unacceptable health risk to occupants. A pVIC exists when the screening defined by the vapor encroachment assessment indicates the potential for a Vapor Intrusion Condition but where there is insufficient data to ascertain the presence or likely presence of COC in the indoor air environment of existing or planned structures on a target property. A condition determined to be *de minimis* is not a pVIC.

A vapor intrusion condition (VIC) is defined as the presence or likely presence of an COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property at a concentration that presents or may present an unacceptable health risk to occupants.

7.2 Findings

The Lockheed Martin Beaumont Site 2 is located east of the Subject Property. This site was listed under the Geotrakcer and Envirostor databases. This site impacted the groundwater (uses other than drinking water). The main contaminants of concern include: Perchlorate and Trichloroethylene (TCE). This site is currently listed with the regulatory status of, "Open-Assessment & Interim Remedial Action" as of July 11, 2016. Based upon the distance from the Subject Property and direction of groundwater flow, the open LUST case is unlikely an environmental concern to the Subject Property. This site is further discussed in section 2.4.1.

7.3 Opinions

The Lockheed Martin Beaumont clean-up site is located approximately 1,340 feet southeast from Jack Rabbit Trail. The most prominent soil in the area is "Badland" which has a Class D classification, meaning it has very slow infiltration rates and is combined with loam and sandy soils. Based on the soil type, cross-gradient location and distance from the Subject Property, this site is unlikely an environmental concern as a pVIC to the Subject Property.

7.4 Conclusions

There are no database listings of concern as a pVIC at the Subject Property.

8.0 Summary, Conclusion, and Recommendations

8.1 Summary

McAlister GeoScience was retained by JRT BP 1, LLC (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) for a property consisting of 622 acres located at south of state route 60 and west of Jack Rabbit Trail, Beaumont, California (the Subject Property). McAlister GeoScience understands the Subject Property is being prepared for development. Site features are identified on Figure 2. Photographs taken during the site reconnaissance are included in Appendix A.

The Subject Property is located within the San Timoteo Badlands, a rural area in Beaumont, County of Riverside, California. It is located approximately six and a half miles northeast of the Perris Reservoir. The Subject Property is located south of state route 60 and west of Jack Rabbit Trail. The Subject Property is comprised of fifteen, irregular-shaped parcels. The site is characterized by steep slopes, overgrown vegetation and complex drainage patterns. The Subject Property is accessed by vehicle by state route 60. Site features are identified on Figure 2.

The historical review of the Subject Property revealed that the Subject Property has been mainly undeveloped since the at least the early 1900s. The only noticeable structures observed was an adjoining residential dwelling located across Jack Rabbit Trail on the northeast. According to topographic maps and aerial photographs, the Subject Property is primarily rural woodland, and has various drainages formed by intermittent streams. No environmental concerns were identified during the historical review of the Subject Property.

8.2 *Conclusion*

McAlister GeoScience has performed a Phase I ESA of the Subject Property in conformance with the scope and limitations of American Society for Testing and Materials Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in the *Limiting Factors, Project Limitations,* and *Data Gaps* sections of this report. This assessment has not revealed evidence of a Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property.

This assessment did not revealed evidence of a *de minimis* conditions and/or conditions outside the scope of American Society for Testing and Materials Practice E 1527-13 for Phase I Environmental Site Assessments, except for the following:

The Lockheed Martin Site 2, located east of the Subject Property was identified as an open LUST/release site according to Envirostor, Geotracker and the regulatory database review. The site operated as a jet propulsion test site from 1958 to 1974. The main contaminants of concern include: Perchlorate and Trichloroethylene (TCE) in the groundwater (other uses than for drinking). Based on the groundwater flow, and distance from the Subject Property, the Lockheed Martin Beaumont 2 site is considered a *de minimis* condition.

8.3 *Recommendations*

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, McAlister GeoScience does not have any further recommendations regarding the Subject Property at the time of this assessment.

9.0 Signatures of Environmental Professionals

Ms. Alexis Ceballos performed the site reconnaissance, compiled report data, and wrote portions of the Phase I ESA report. Mr. David McAlister provided technical review. The





signatures of Ms. Ceballos and Mr. McAlister are included in this Section of the report.

Alexis Ceballos
Staff Scientist

David C. McAlister
Environmental Professional

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in ASTM Standard Practice E 1527-13 and 40 CFR § 312.10 in accordance with 40 CFR § 312.21(d). We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in ASTM Standard Practice E 1527-13.

10.0 References

American Society for Testing and Materials (ASTM) 2013. Practice E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

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Department of Water Resources (DWR). 2004. California's Groundwater. Bulletin No. 118. February 27, 2004.

EDR. *Fire Insurance Maps,* EDR Project No. 5845303.3 October 28, 2019.

EDR. *Aerial Photographs,* EDR Project No. 5845303.8 October 31, 2019.

EDR. *City Directory Abstract*, EDR Project No. 5845303.5 October 30, 2019.

EDR. *Historical Topographic Maps (USGS Long Beach CA 7.5 minute)*, EDR Project No. 5845303.4 October 28, 2019.

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P.G. Schruben, R.E. Arndt and W.J. Bawiec, *Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map*, USGS Digital Data Series DDS - 11 (1994).

State of California Water Resources Control Board, GeoTracker Online Database - http://geotracker.swrcb.ca.gov/

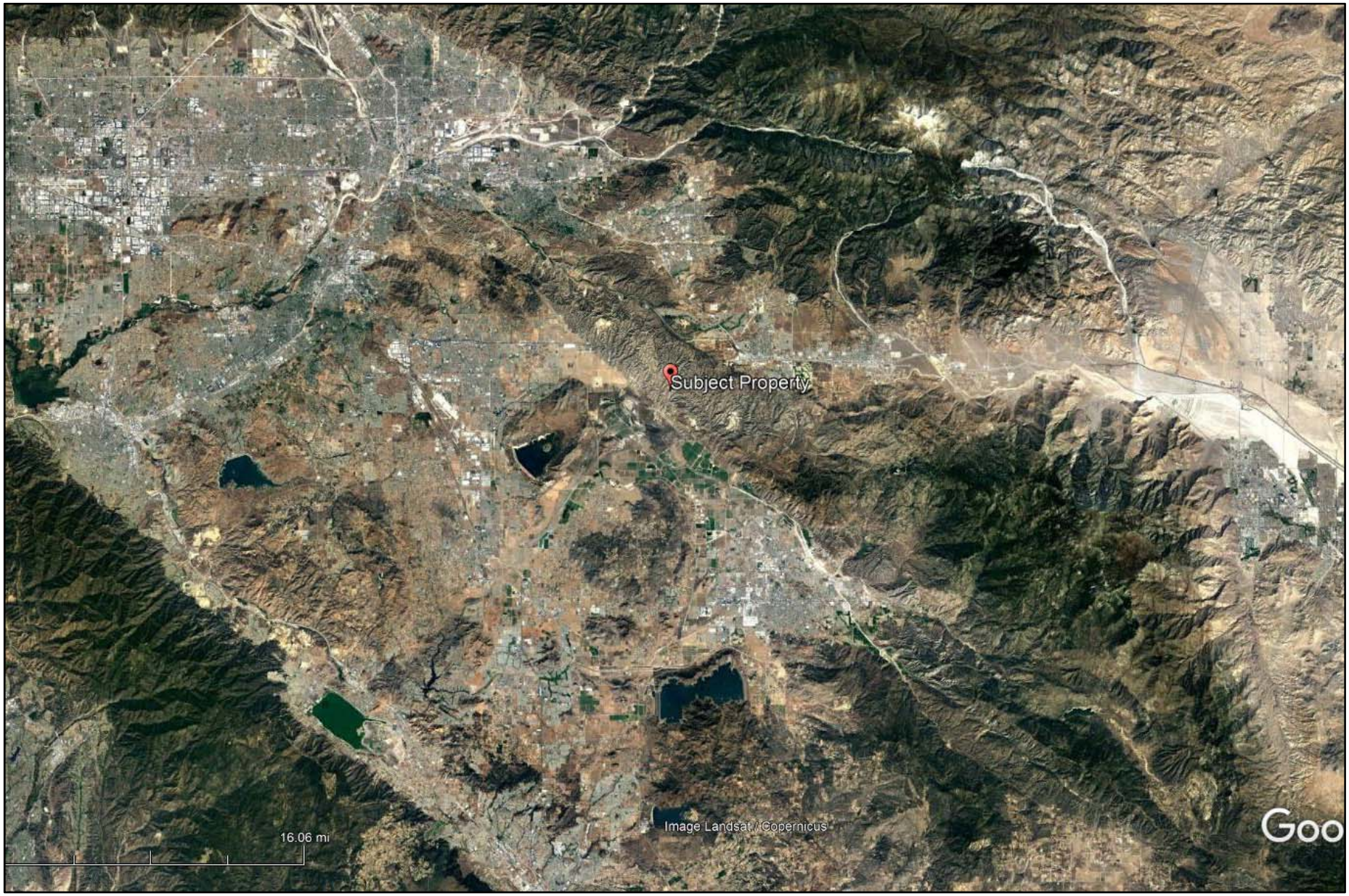
State of California Department of Toxic Substances Control, EnviroStor online Database – http://envirostor.dtsc.ca.gov/

State of California Department of Conservation, Division of Oil, Gas, & Geothermal Resources (DOGGR) online Well Finder Database – maps.conservation.ca.gov/doggr/index.html

United States Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) online database – www.npms.phmsa.dot.gov/

U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS), *Soil Conservation Service SSURGO.*

FIGURES



Legend:

Subject Property

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SOURCE: *Google Earth, 2019*

TITLE: **Site Location**

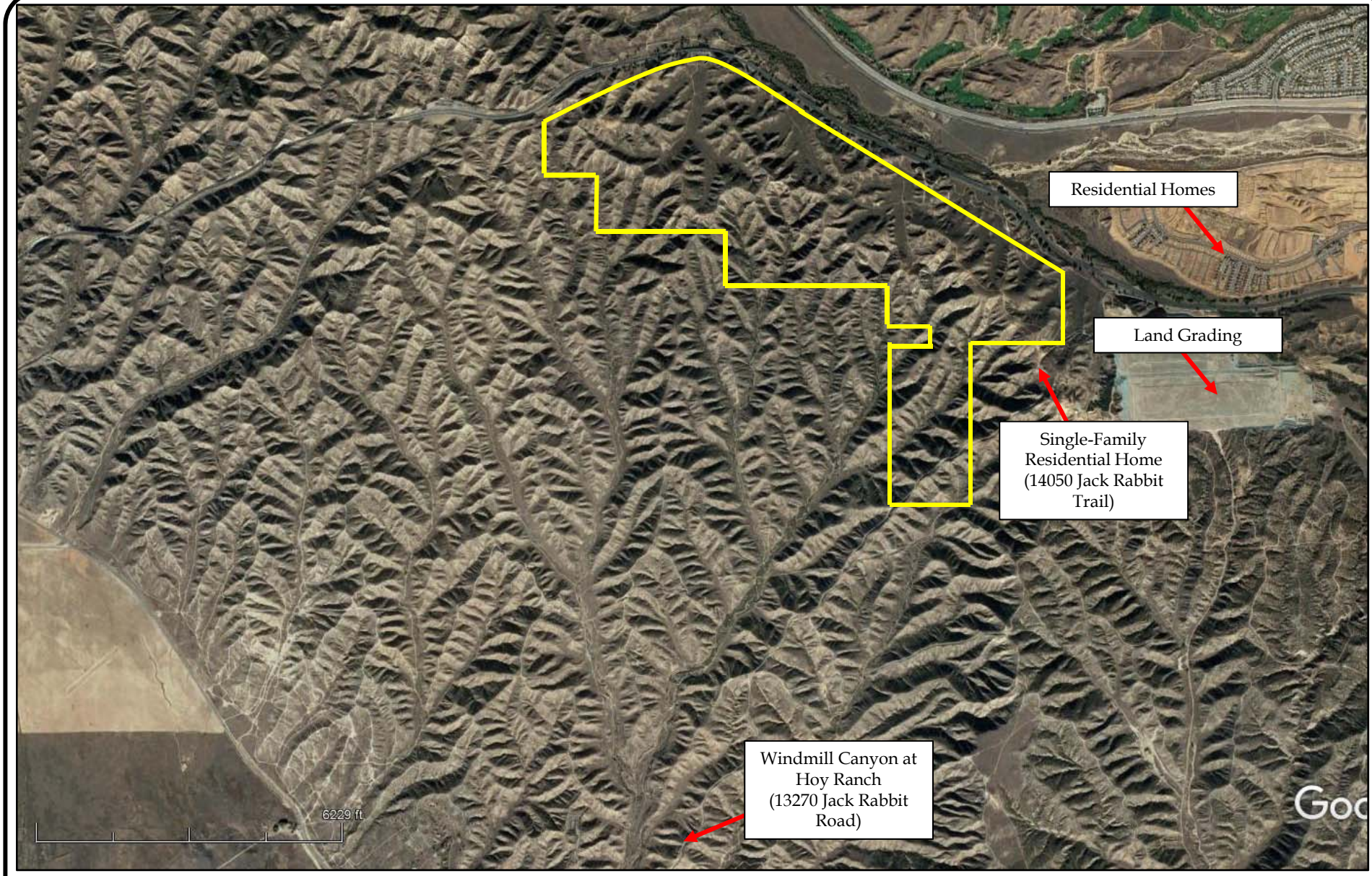
LOCATION: **Jack Rabbit Trail**

Beaumont, California

McAlister GeoScience
235 E. Broadway, Suite 1120 Long Beach, CA 90802
562-489-7908 **DirtyProperty.com**

CHECKED:	D.McAlister
DRAFTED:	A.Ceballos
FILE:	
DATE:	11-04-2019

FIGURE: 1



Legend:

Approximate Subject Property Boundary

SOURCE: *Google Earth, 2019*

N

TITLE: **Site Plan**

LOCATION: **Jack Rabbit Trail**

Beaumont, California

McAlister GeoScience
235 E. Broadway, Suite 1120 Long Beach, CA 90802
562-489-7908 **DirtyProperty.com**

CHECKED:	D.McAlister
DRAFTED:	A.Ceballos
FILE:	
DATE:	11-04-2019

FIGURE: **2**

APPENDIX A

SITE PHOTOGRAPHS

Appendix A – Photographic Log

Photo: 1 **Description:** Jack Rabbit Trail exit from the State Route 60. **Orientation:** Facing East	

Photo: 2 **Description:** Northeastern corner of the Subject Property off Jack Rabbit Trail. **Orientation:** Facing Southwest	

Appendix A – Photographic Log

Photo: 3 **Description:** Subject Property with northern adjacent residential neighborhoods. **Orientation:** Facing North	

Photo: 4 **Description:** Jack Rabbit Trail road with rural, undeveloped land (Subject Property) **Orientation:** Facing South	

Appendix A – Photographic Log

Photo: 5 **Description:** Bee hives located on the northern edge of the Subject Property. **Orientation:** Facing North	

Photo: 6 **Description:** Overview of the Subject Property with Mystic Lake in the background. **Orientation:** Facing Southwest	

Appendix A – Photographic Log

Photo: 7 **Description:** Rolling hills and drainages on the Subject Property **Orientation:** Facing West	

Photo: 8 **Description:** Miscellaneous housing materials located off Jack Rabbit Trail on the eastern edge of the Subject Property. **Orientation:** Facing South.	

Appendix A – Photographic Log

Photo: 9 **Description:** Drainage area on adjacent land beyond Jack Rabbit Trail **Orientation:** Facing Southeast	

Photo: 10 **Description:** Overview of Subject Property on the eastern edge showing steep slope hills and drainage patters on the Subject Property. **Orientation:** Facing Northwest	

Appendix A – Photographic Log

Photo: 11 **Description:** Pipeline located on adjoining eastern property, beyond Jack Rabbit Trail **Orientation:** Facing Down	

Photo: 12 **Description:** Miscellaneous housing materials located on the eastern edge of the Subject Property **Orientation:** Facing Southwest.	

Appendix A – Photographic Log

Photo: 13 **Description:** Small canyon located on the southern edge of the Subject Property **Orientation:** Facing Down	

Photo: 14 **Description:** Adjoining residential home with three Above Ground Storage Tanks, located across Jack Rabbit Trail. **Orientation:** Facing Northeast	

Appendix A – Photographic Log

Photo: 15 **Description:** Gas pipeline enclosure located adjoining the Subject Property on the southeast. **Orientation:** Facing Southwest	

Photo: 16 **Description:** One 55-gallon drum and three paint containers located off Jack Rabbit Trail. Drum and containers appeared empty. **Orientation:** Facing Down	

Appendix A – Photographic Log

Photo: 17 **Description:** Riverside County Wildlife Conservation area adjoining the Subject Property on the south **Orientation:** Facing West	

Photo: 18 **Description:** Mystic Lake, located down-gradient, south of the Subject Property **Orientation:** Facing South.	

Appendix A – Photographic Log

Photo: 17 **Description:** Golf course located south of the Subject Property. Golf course seemed to no longer be in use. **Orientation:** Facing North	

Photo: 17 **Description:** Construction off state route 60 on the northern edge of the Subject Property **Orientation:** Facing Southeast	

Appendix A – Photographic Log

Photo: 17 **Description:** Construction off state route 60 on the northern edge of the Subject Property **Orientation:** Facing South	

APPENDIX B

HISTORICAL AERIAL PHOTOGRAPHS, TOPOGRAPHIC MAPS, AND FIRE INSURANCE MAPS

Jack Rabbit Trail

Jack Rabbit Trail

Moreno Valley, CA 92555

Inquiry Number: 5845303.8

October 31, 2019

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

10/31/19

Site Name:

Jack Rabbit Trail
Jack Rabbit Trail
Moreno Valley, CA 92555
EDR Inquiry # 5845303.8

Client Name:

McAlister GeoScience
235 E Broadway
Long Beach, CA 90802
Contact: Alexis Ceballos

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Search Results:

Year	Scale	Details	Source
2016	1"=1000'	Flight Year: 2016	USDA/NAIP
2012	1"=1000'	Flight Year: 2012	USDA/NAIP
2009	1"=1000'	Flight Year: 2009	USDA/NAIP
2005	1"=1000'	Flight Year: 2005	USDA/NAIP
2002	1"=1000'	Acquisition Date: January 01, 2002	USGS/DOQQ
1996	1"=1000'	Flight Date: January 01, 1996	USGS
1989	1"=1000'	Flight Date: January 01, 1989	USDA
1985	1"=1000'	Flight Date: January 01, 1985	USDA
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1966	1"=1000'	Flight Date: January 01, 1966	USGS
1953	1"=1000'	Flight Date: January 01, 1953	USDA
1949	1"=1000'	Flight Date: January 01, 1949	USDA
1938	1"=1000'	Flight Date: January 01, 1938	USDA

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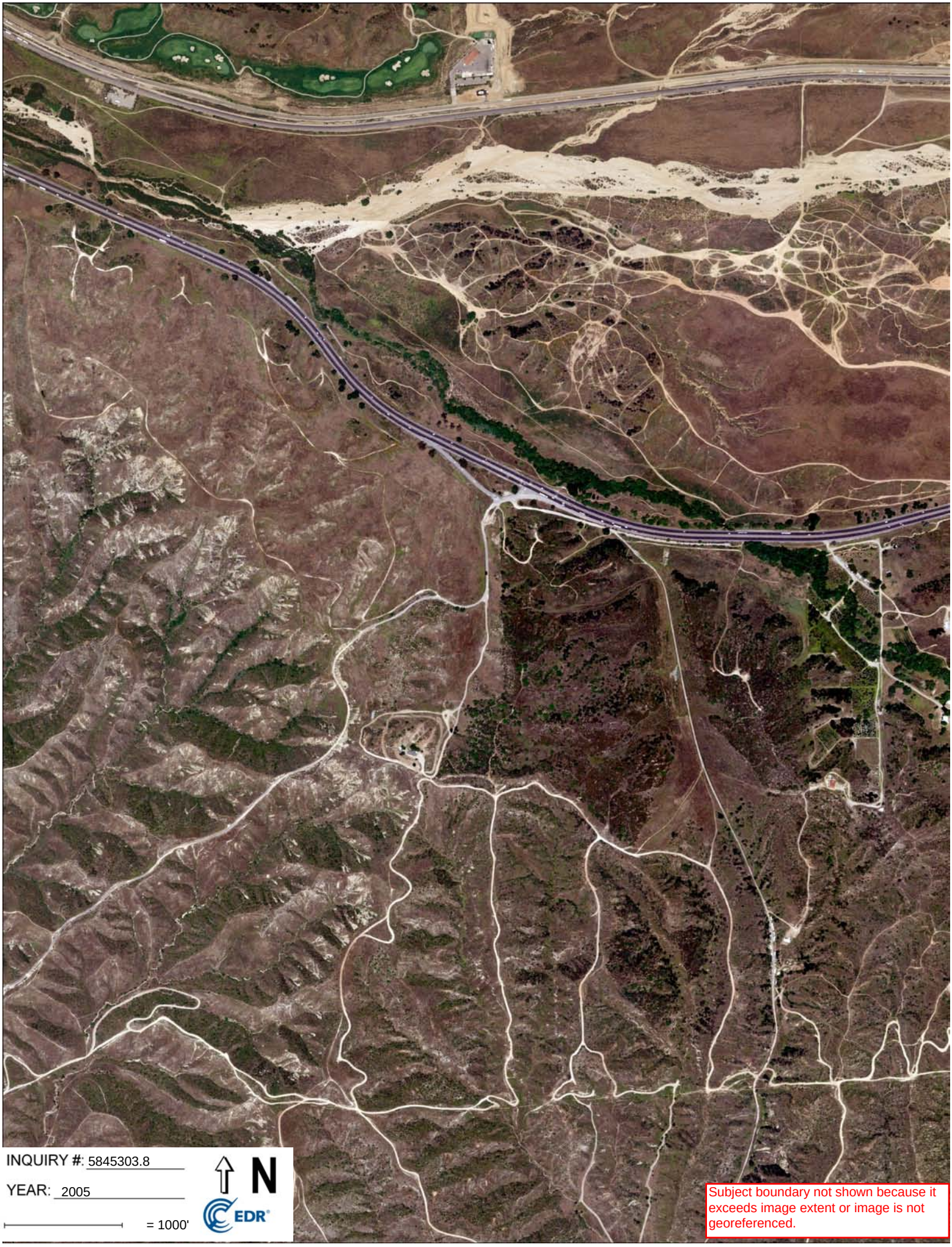

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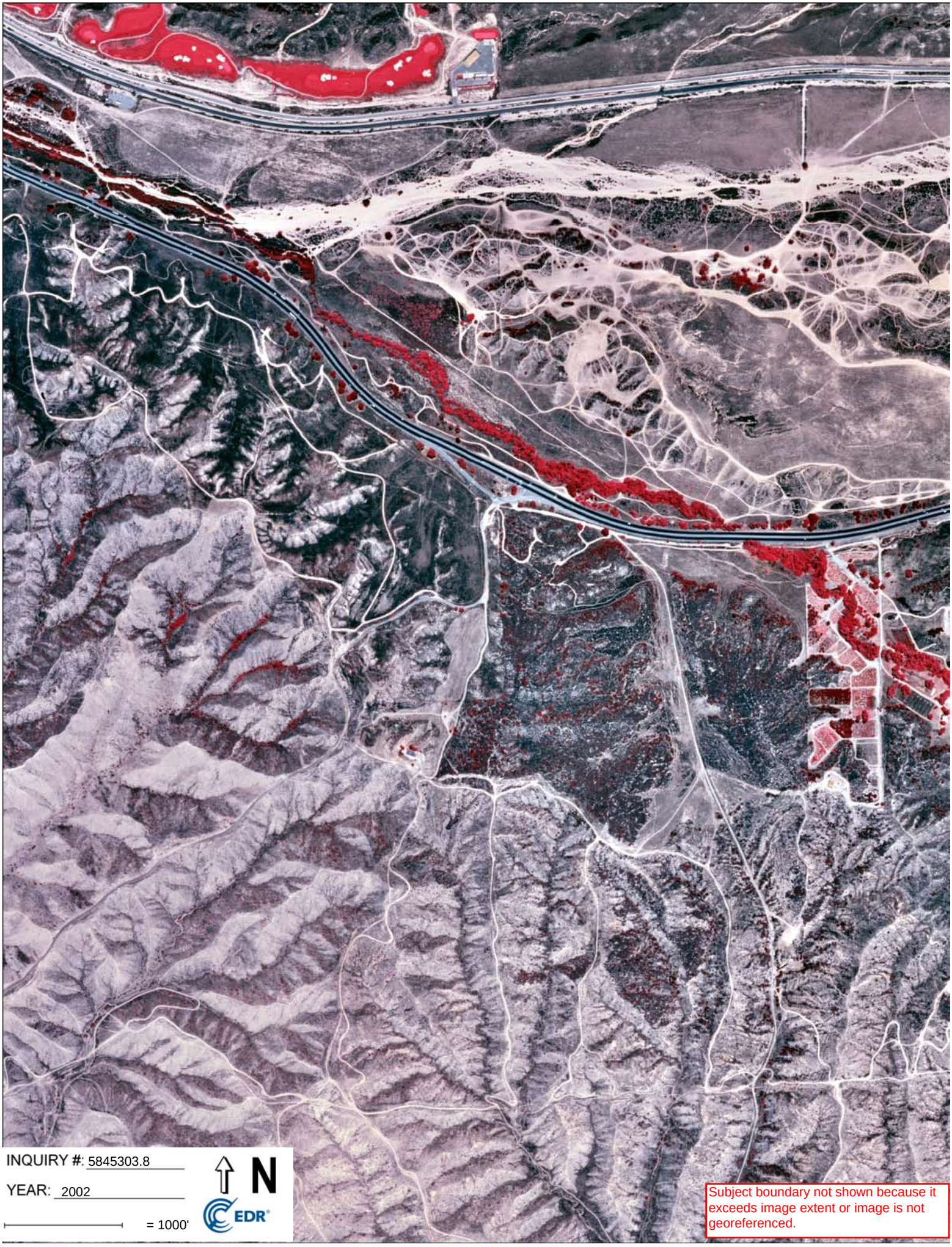

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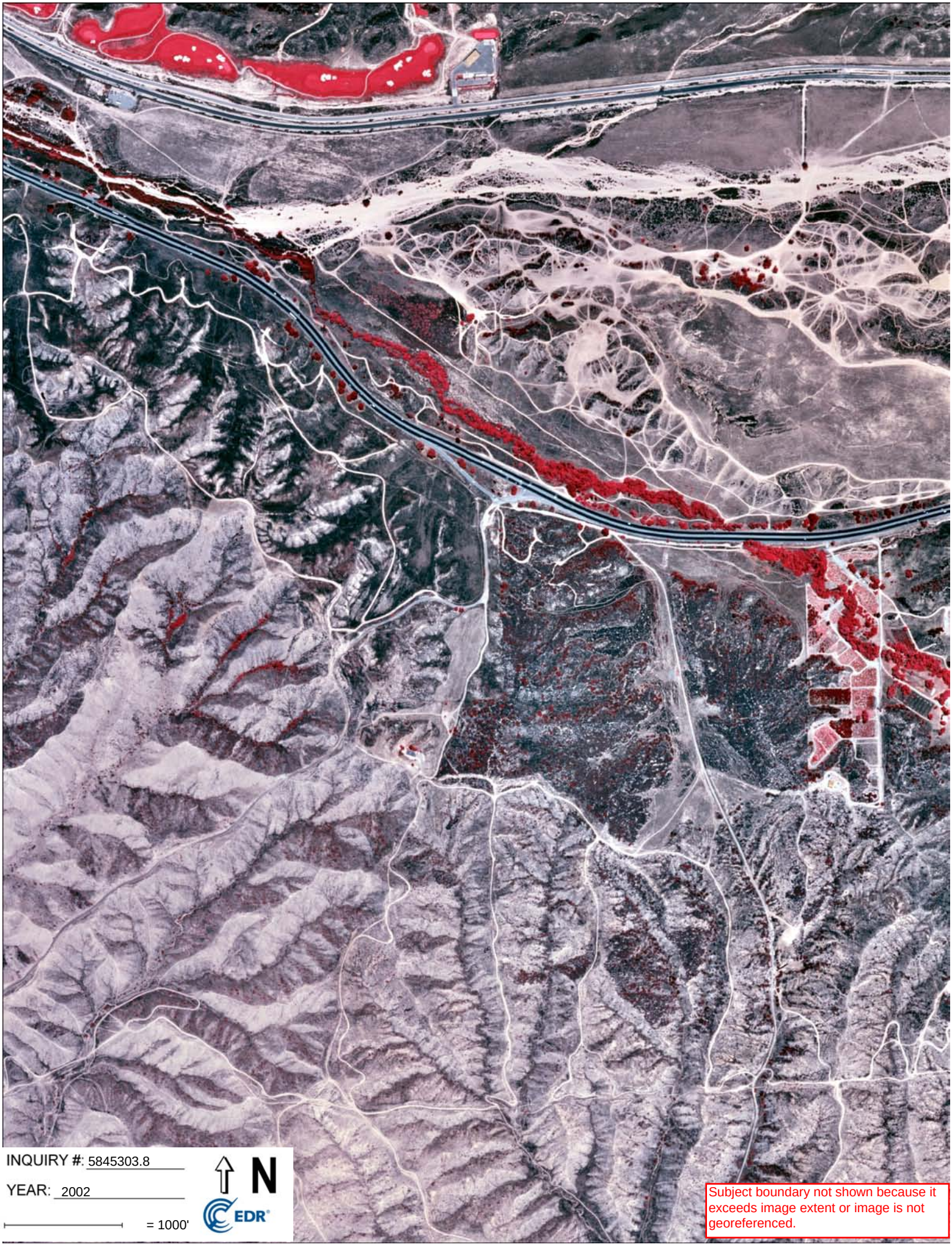
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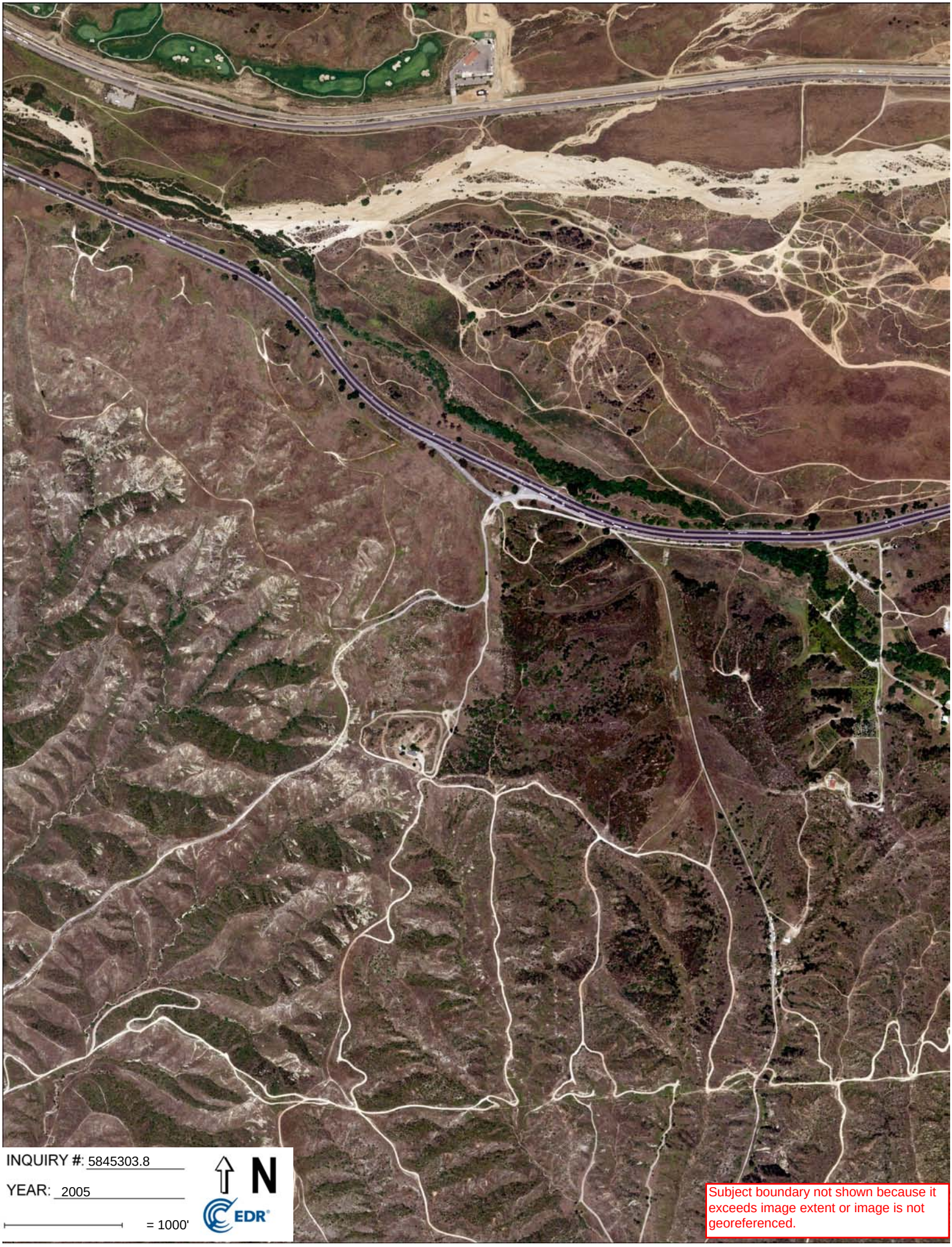
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Jack Rabbit Trail

Jack Rabbit Trail

Moreno Valley, CA 92555

Inquiry Number: 5845303.8

October 31, 2019

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Site Name:

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235 E Broadway
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Contact: Alexis Ceballos

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1938	1"=1000'	Flight Date: January 01, 1938	USDA

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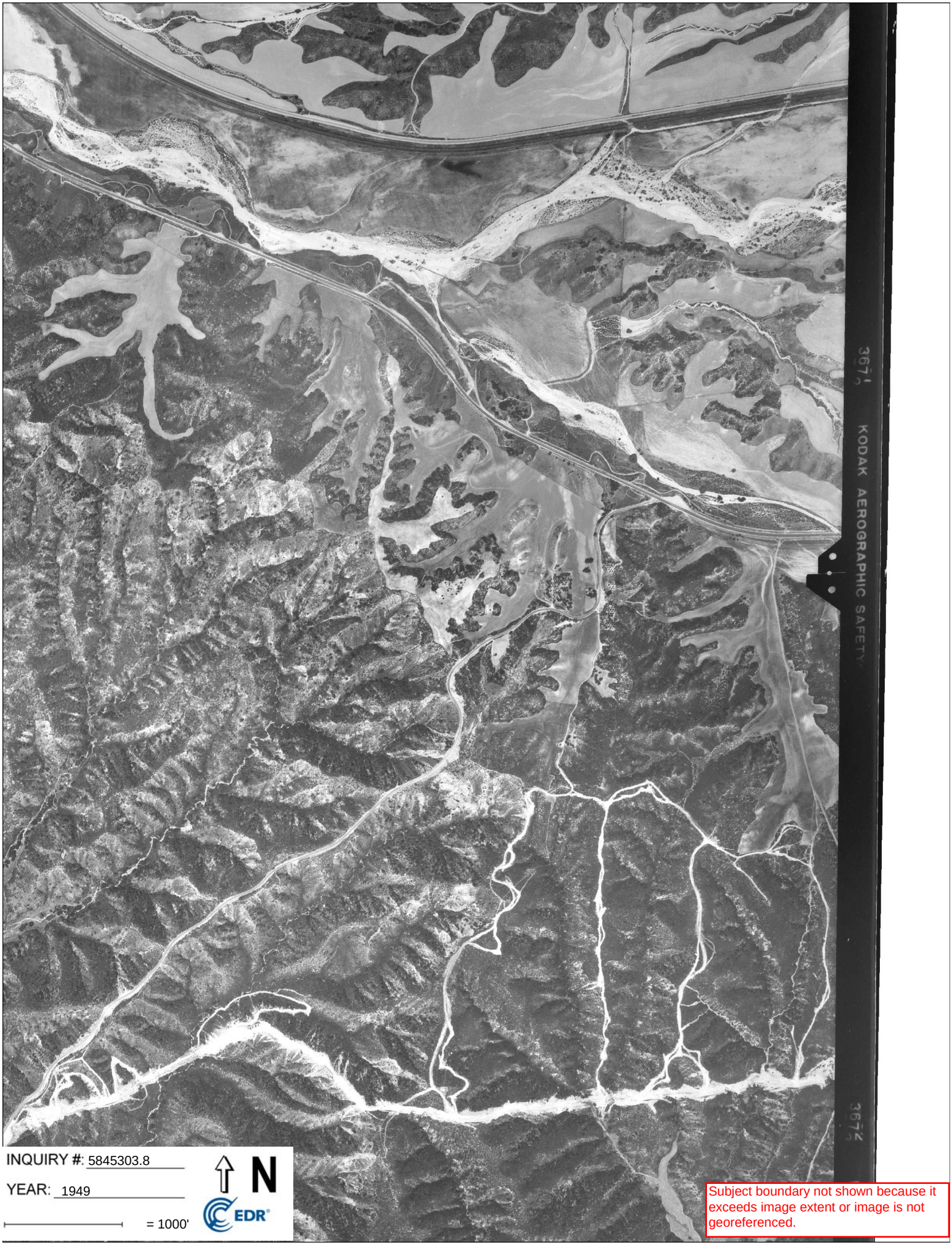
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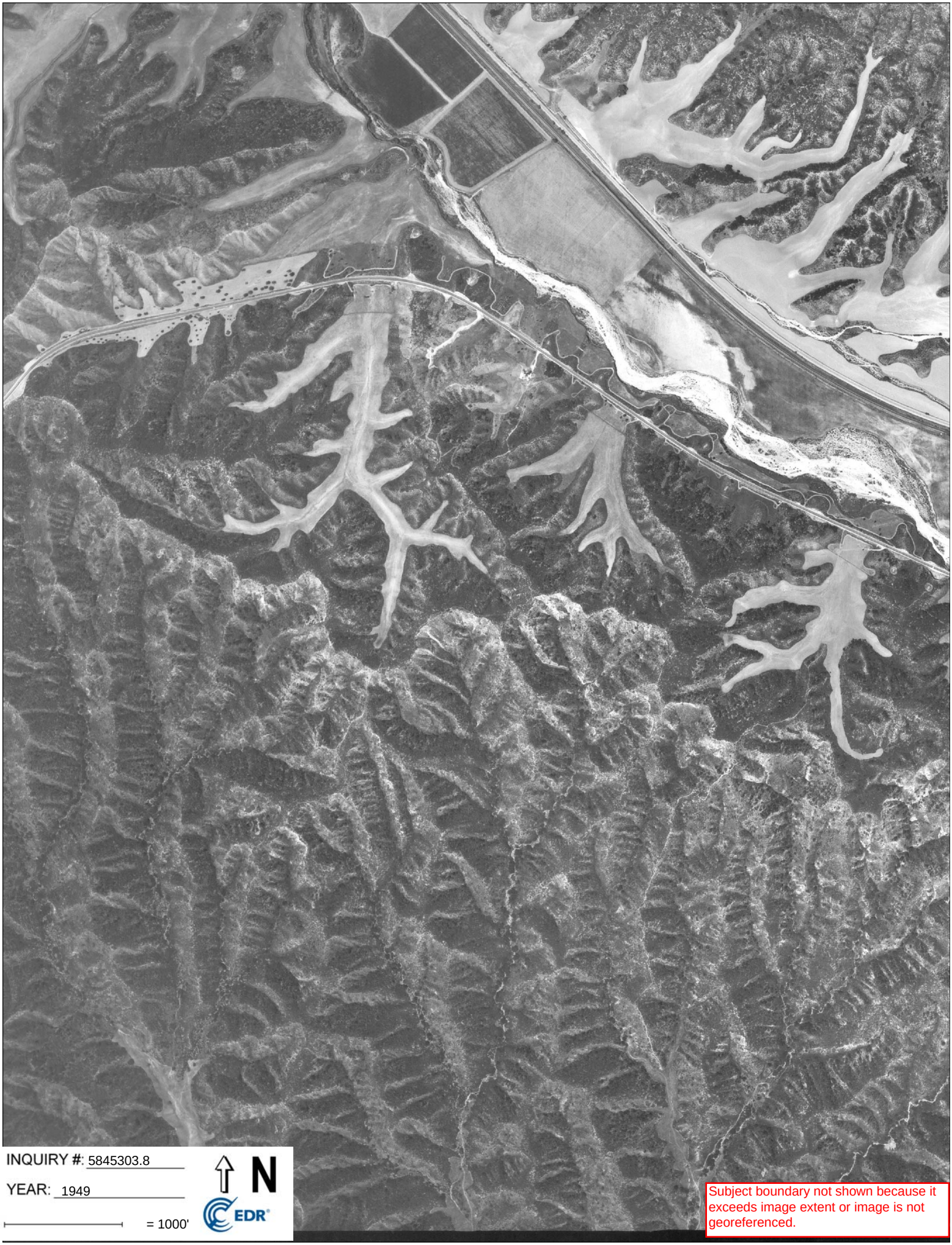
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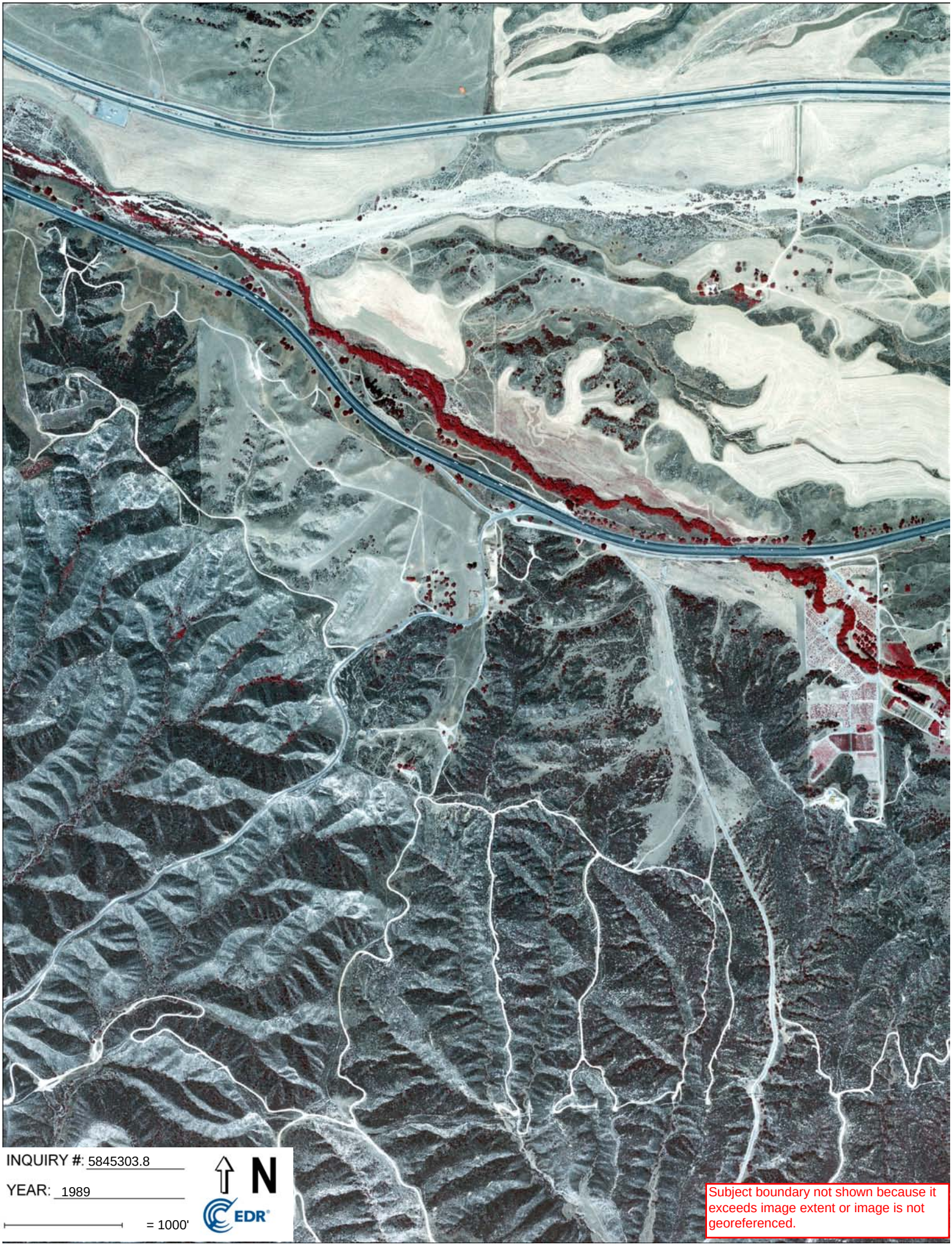
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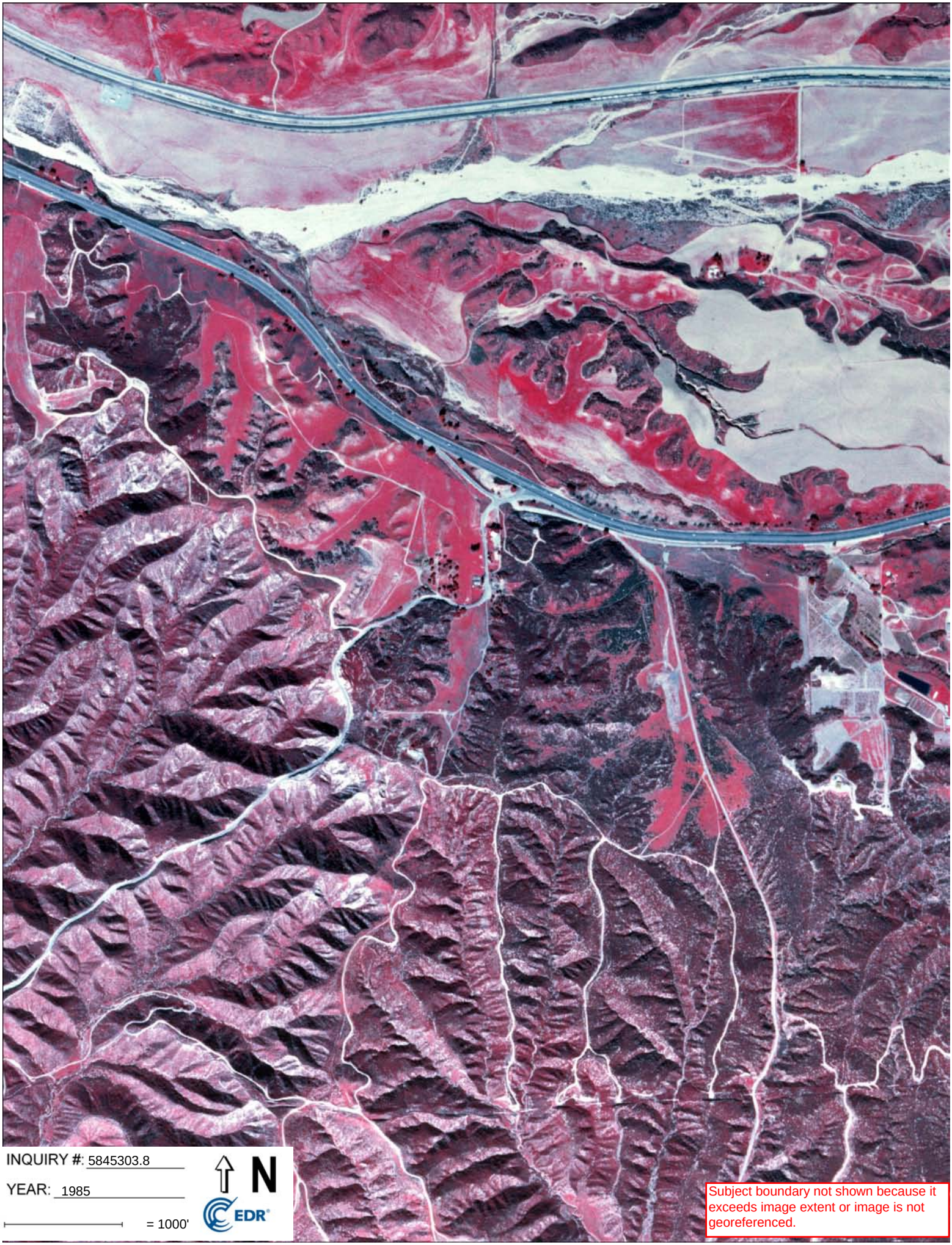
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Jack Rabbit Trail

Jack Rabbit Trail

Moreno Valley, CA 92555

Inquiry Number: 5845303.4

October 28, 2019

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with QuadMatch™

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EDR Historical Topo Map Report

10/28/19

Site Name:	Client Name:
Jack Rabbit Trail	McAlister GeoScience
Jack Rabbit Trail	235 E Broadway
Moreno Valley, CA 92555	Long Beach, CA 90802
EDR Inquiry # 5845303.4	Contact: Alexis Ceballos

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Search Results:

P.O.# NA

Project: NA

Coordinates:

Latitude:	33.935852 33° 56' 9" North
Longitude:	-117.047752 -117° 2' 52" West
UTM Zone:	Zone 11 North
UTM X Meters:	495586.89
UTM Y Meters:	3755044.44
Elevation:	2338.24' above sea level

Maps Provided:

2012
1996
1979
1967
1953
1943
1942
1901

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



El Casco
2012
7.5-minute, 24000

1996 Source Sheets



El Casco
1996
7.5-minute, 24000
Aerial Photo Revised 1996

1979 Source Sheets



El Casco
1979
7.5-minute, 24000
Aerial Photo Revised 1976

1967 Source Sheets



El Casco
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets



El Casco
1953
7.5-minute, 24000
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1943 Source Sheets



PERRIS
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15-minute, 62500

1942 Source Sheets



Perris
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Aerial Photo Revised 1939

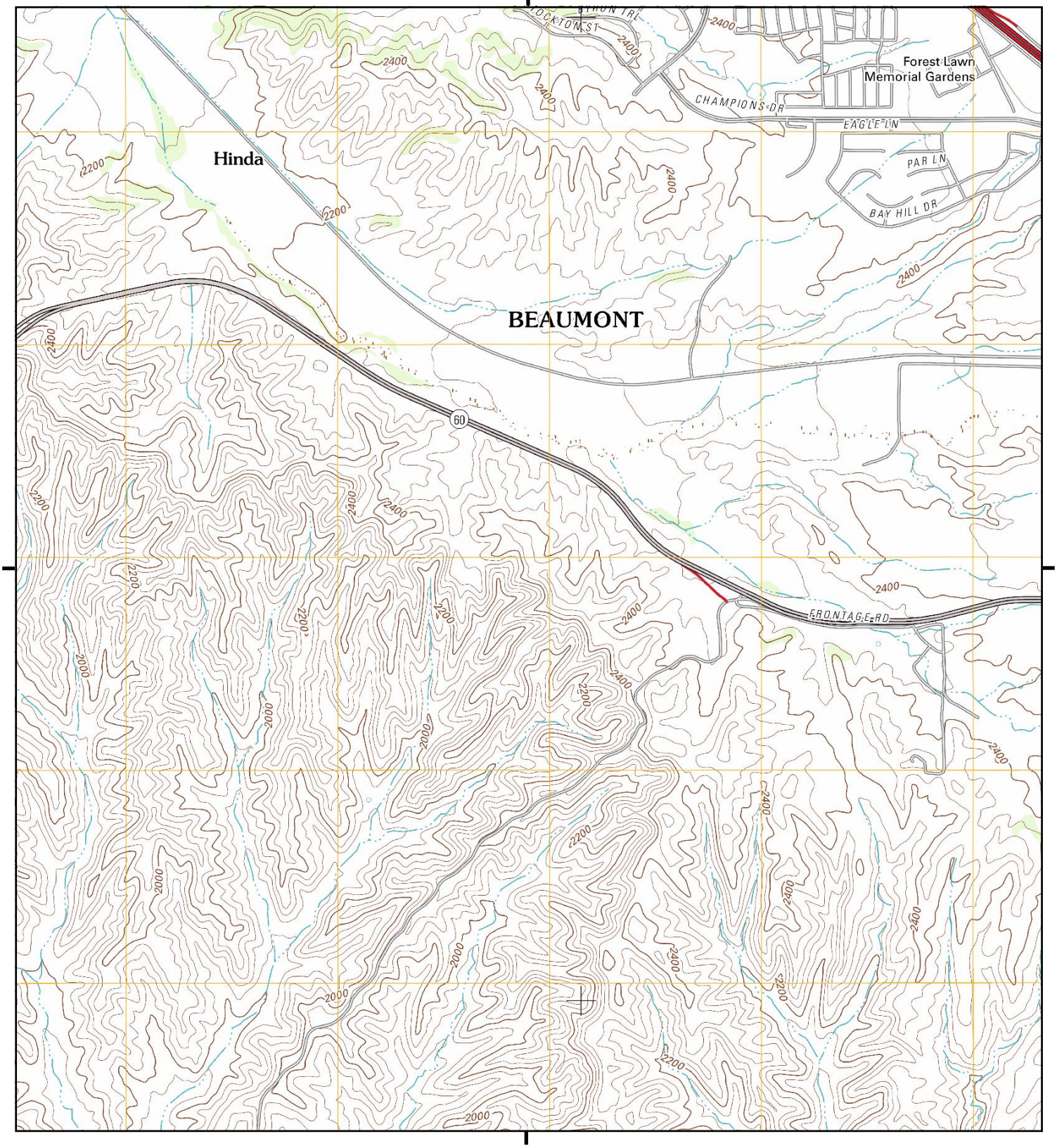
1901 Source Sheets



Elsinore
1901
30-minute, 125000

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

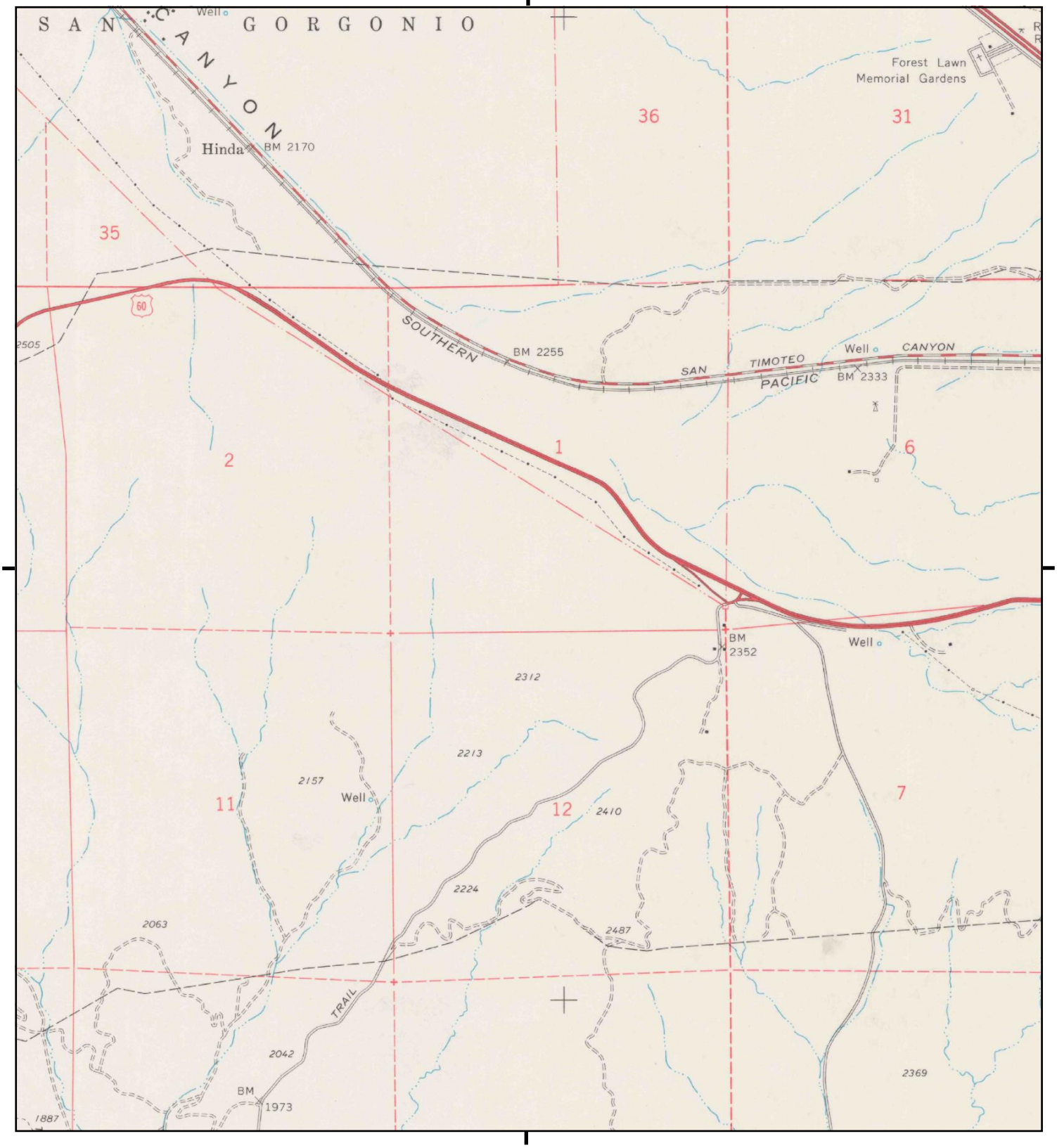
TP, El Casco, 2012, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Historical Topo Map

1996



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

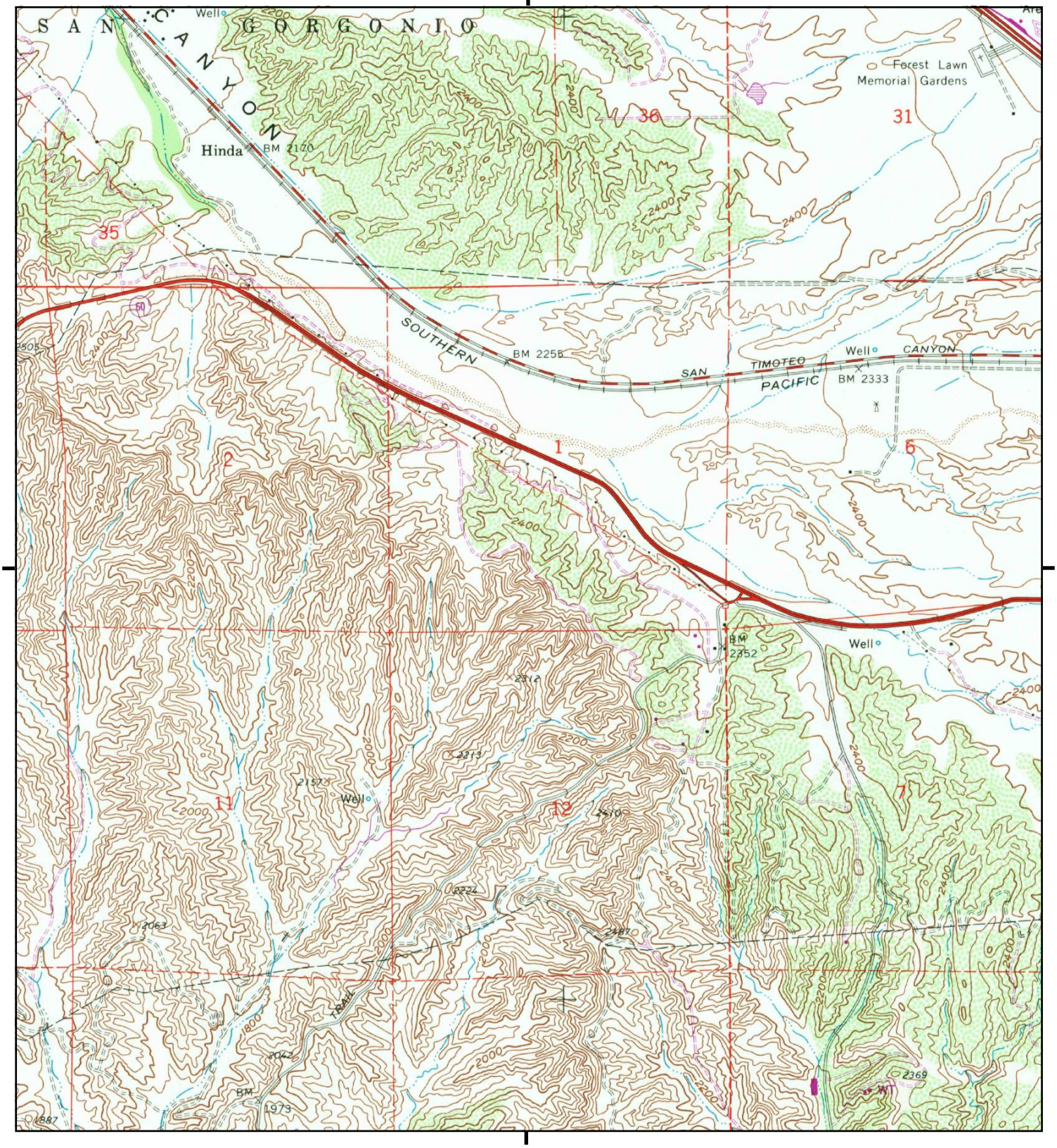
TP, El Casco, 1996, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Historical Topo Map

1979



This report includes information from the following map sheet(s).

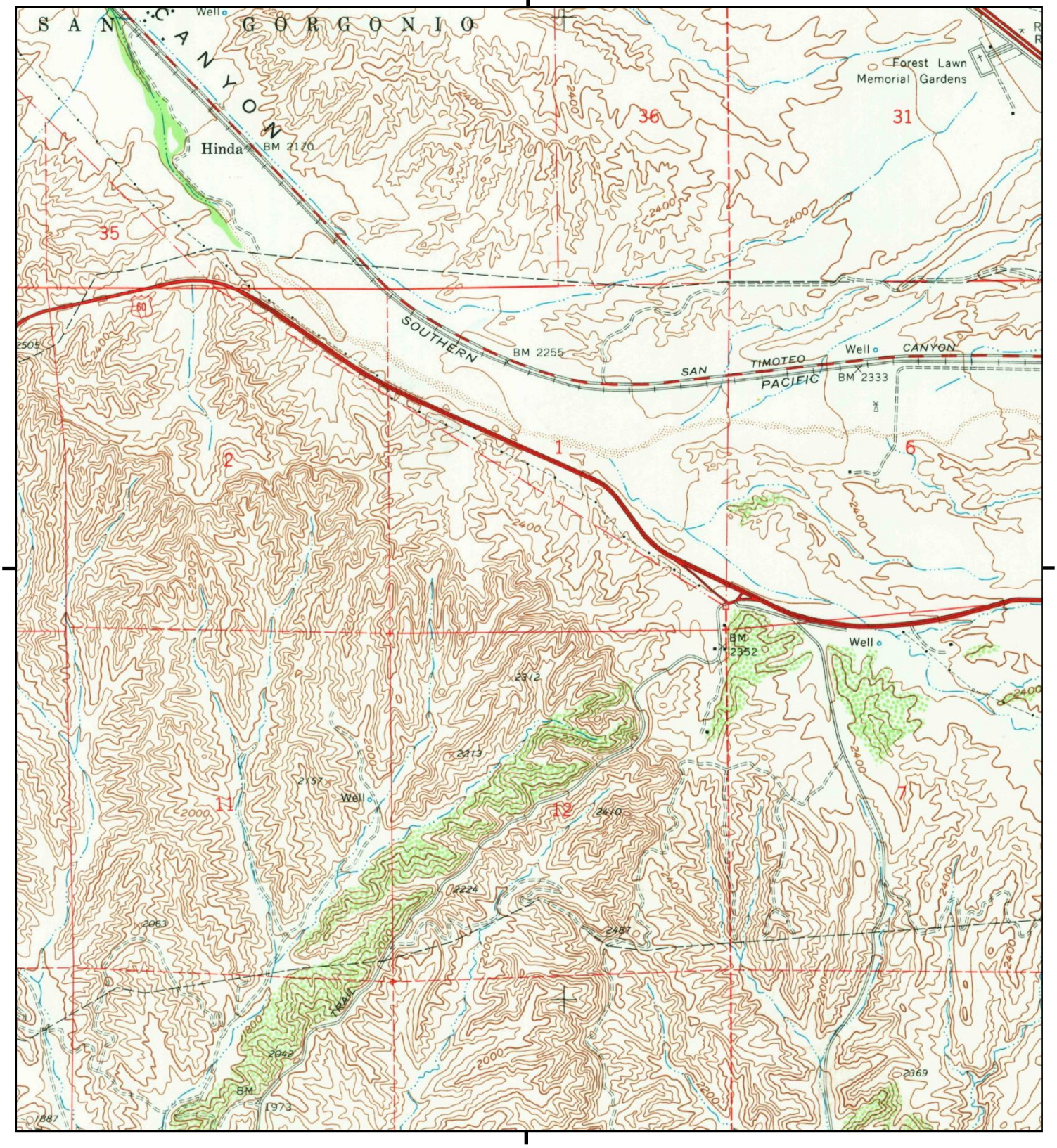
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, El Casco, 1979, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

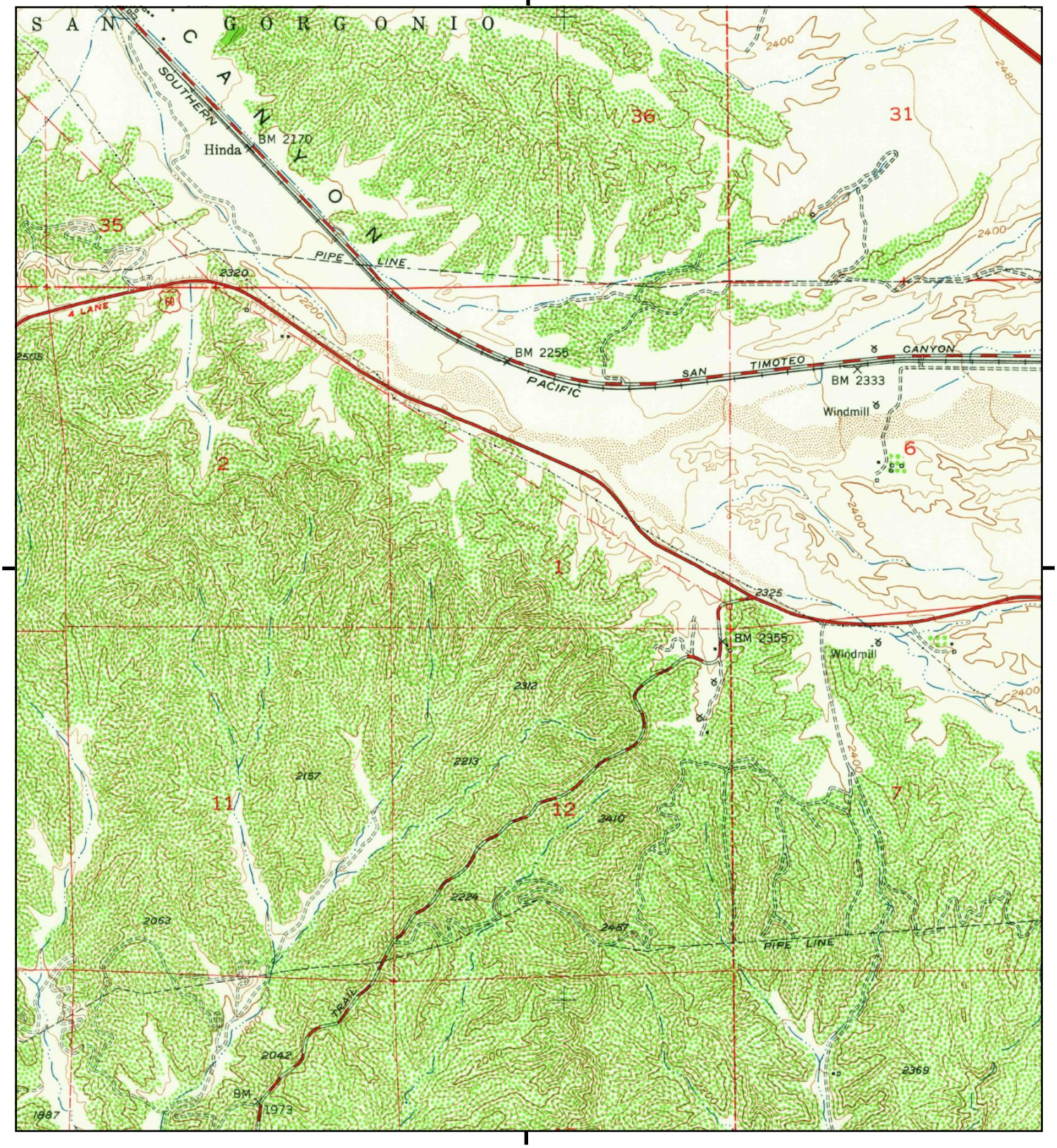
TP, El Casco, 1967, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Historical Topo Map

1953



This report includes information from the following map sheet(s).

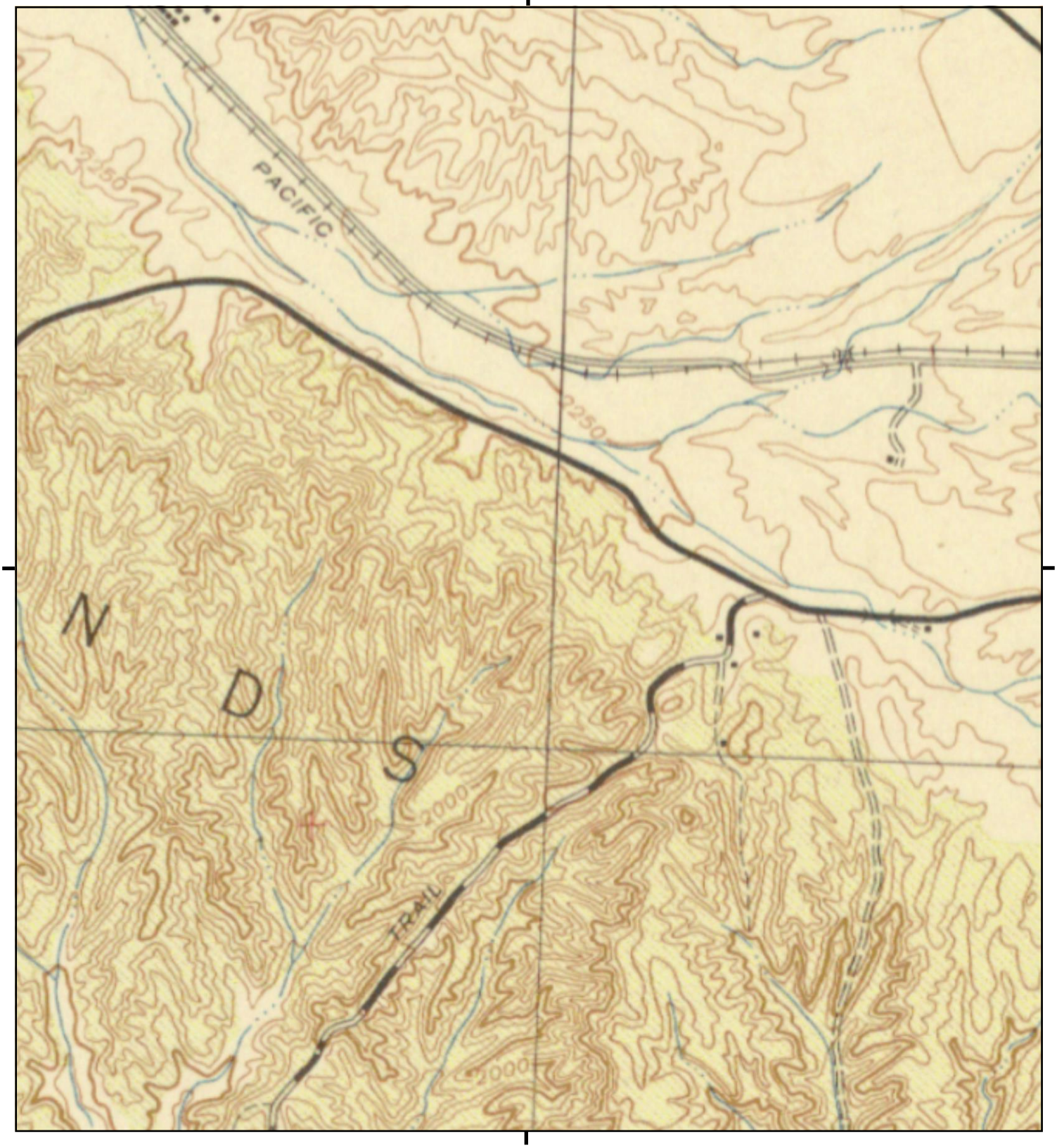
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, El Casco, 1953, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

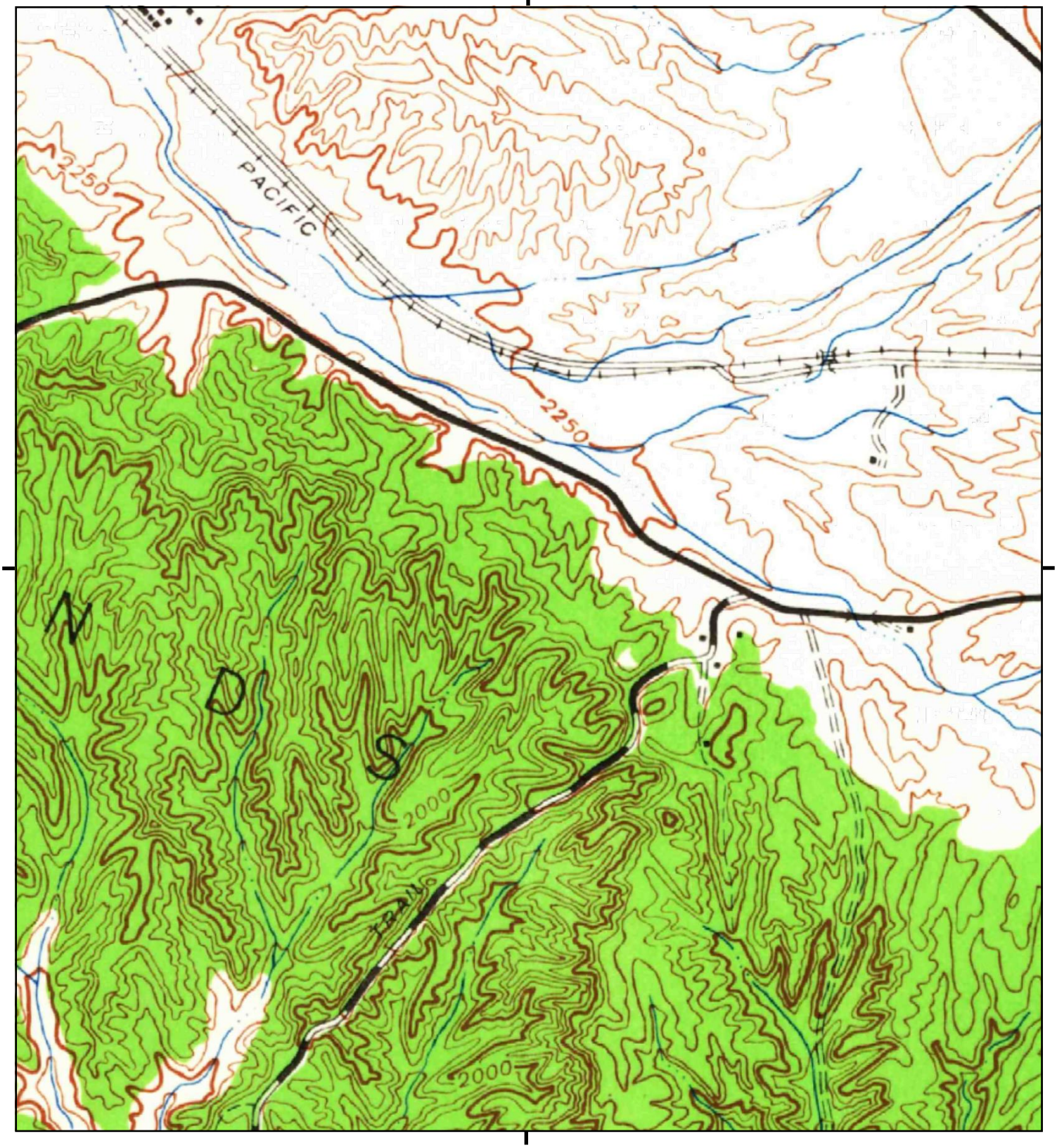
TP, PERRIS, 1943, 15-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Historical Topo Map

1942



This report includes information from the following map sheet(s).

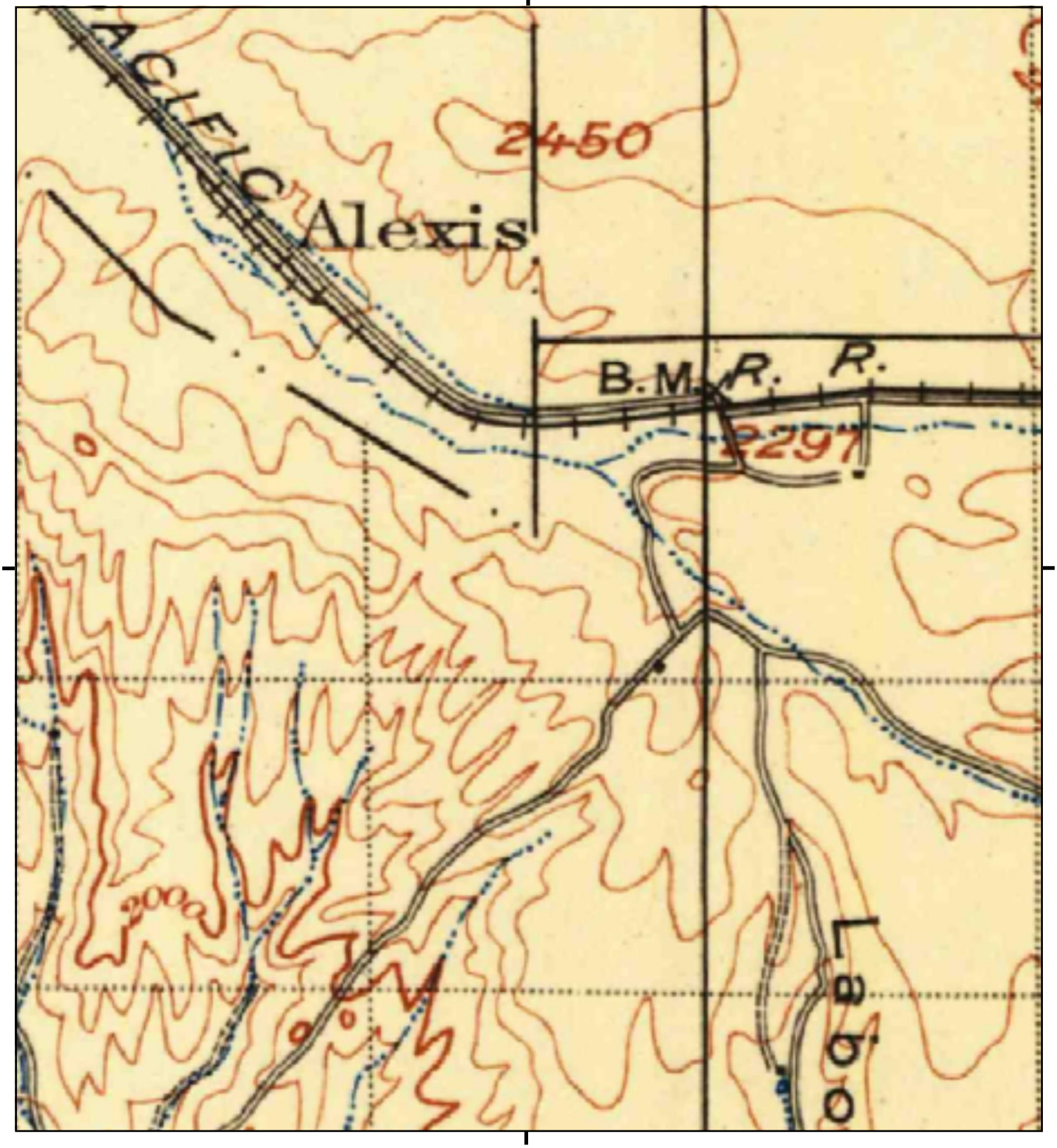
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Perris, 1942, 15-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Elsinore, 1901, 30-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Jack Rabbit Trail

Jack Rabbit Trail

Moreno Valley, CA 92555

Inquiry Number: 5845303.4

October 28, 2019

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

10/28/19

Site Name:	Client Name:
Jack Rabbit Trail	McAlister GeoScience
Jack Rabbit Trail	235 E Broadway
Moreno Valley, CA 92555	Long Beach, CA 90802
EDR Inquiry # 5845303.4	Contact: Alexis Ceballos

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by McAlister GeoScience were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: NA

Coordinates:

Latitude:	33.935852 33° 56' 9" North
Longitude:	-117.047752 -117° 2' 52" West
UTM Zone:	Zone 11 North
UTM X Meters:	495586.89
UTM Y Meters:	3755044.44
Elevation:	2338.24' above sea level

Maps Provided:

2012
1996
1979
1967
1953
1943
1942
1901

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



El Casco
2012
7.5-minute, 24000

1996 Source Sheets



El Casco
1996
7.5-minute, 24000
Aerial Photo Revised 1996

1979 Source Sheets



El Casco
1979
7.5-minute, 24000
Aerial Photo Revised 1976

1967 Source Sheets



El Casco
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets



El Casco
1953
7.5-minute, 24000
Aerial Photo Revised 1951

1943 Source Sheets



PERRIS
1943
15-minute, 62500

1942 Source Sheets



Perris
1942
15-minute, 62500
Aerial Photo Revised 1939

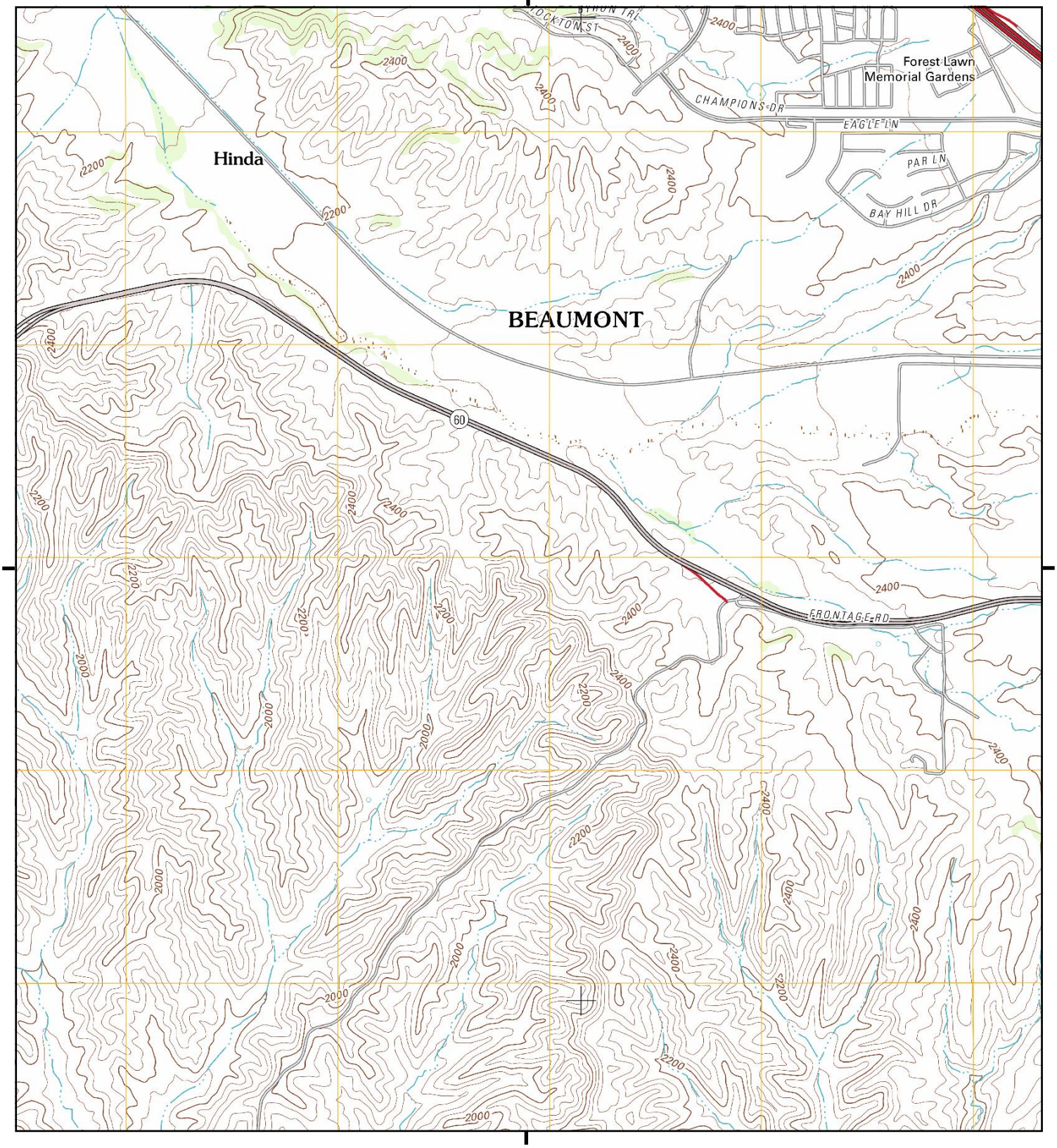
1901 Source Sheets



Elsinore
1901
30-minute, 125000

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

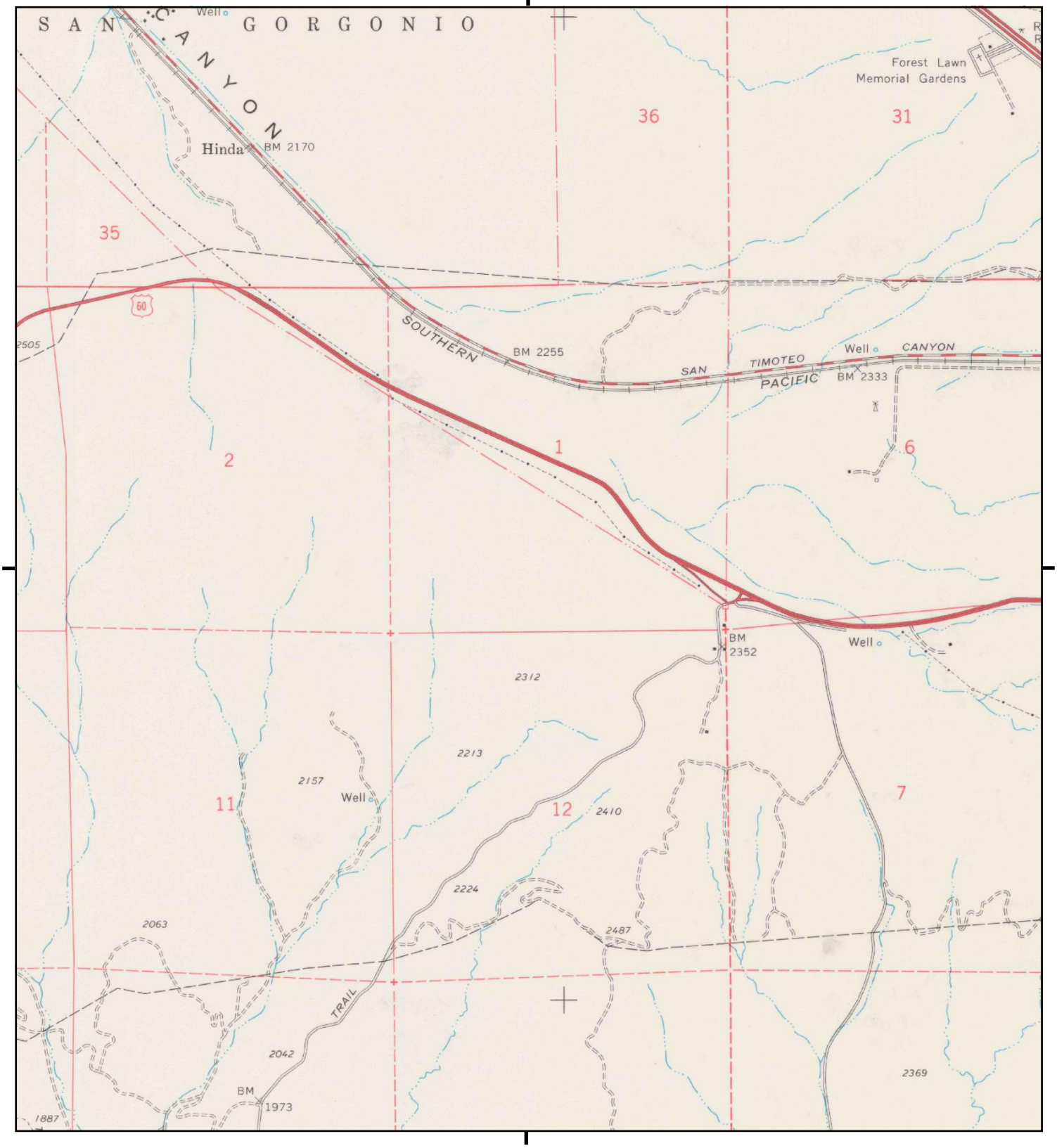
TP, El Casco, 2012, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Historical Topo Map

1996



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

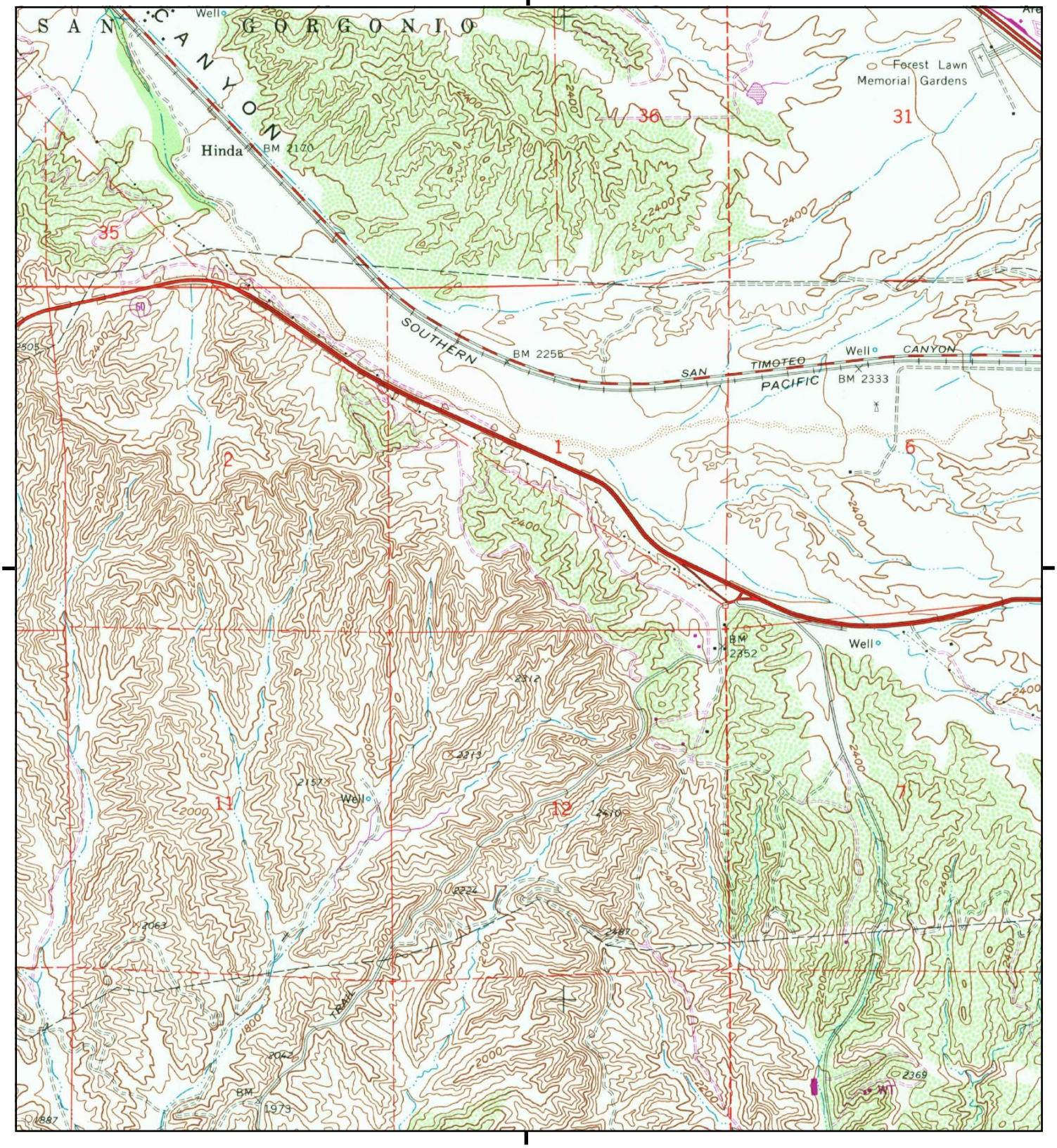
TP, El Casco, 1996, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

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Historical Topo Map

1979



This report includes information from the following map sheet(s).

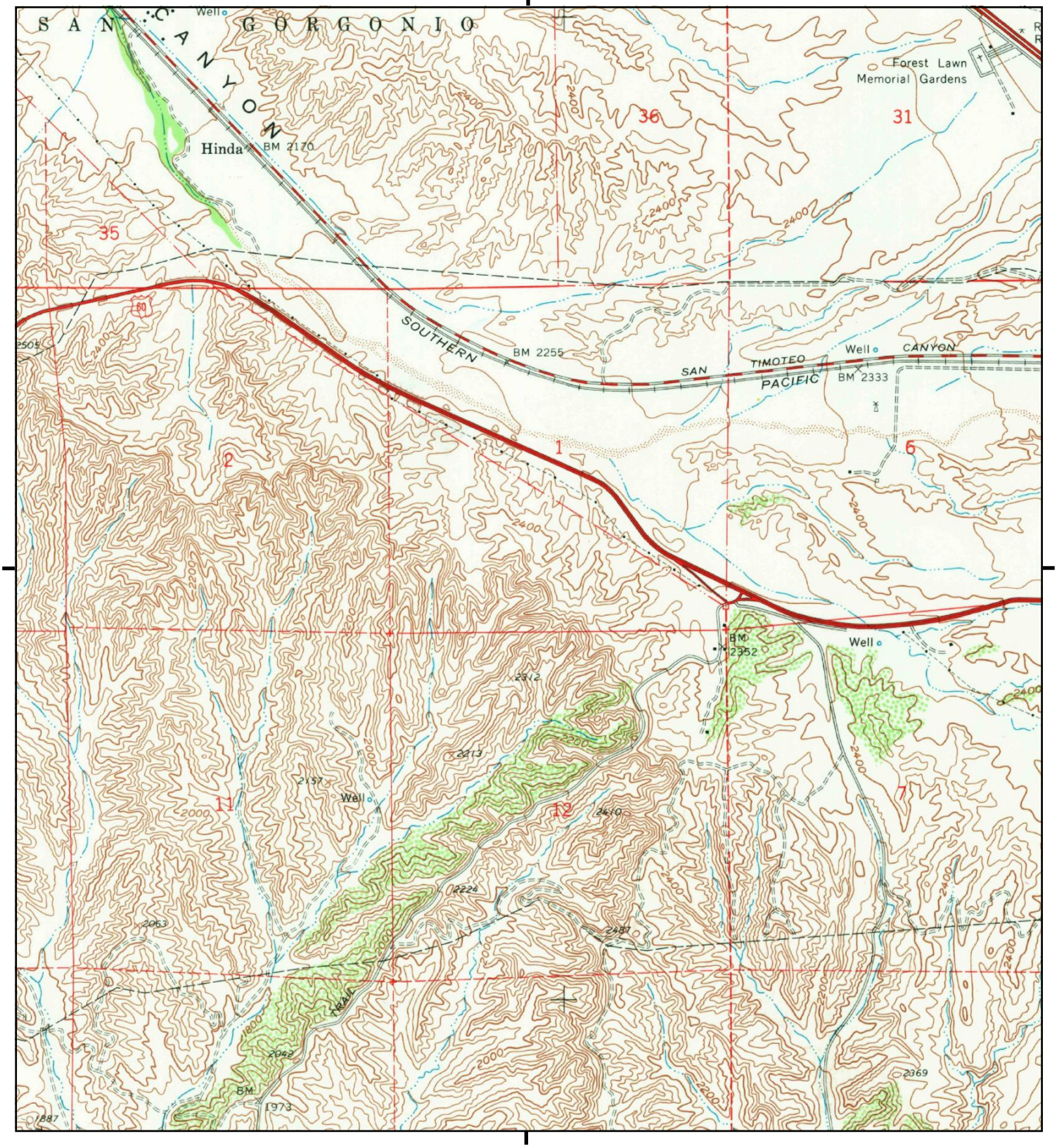
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, El Casco, 1979, 7.5-minute

SITE NAME: Jack Rabbit Trail
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This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

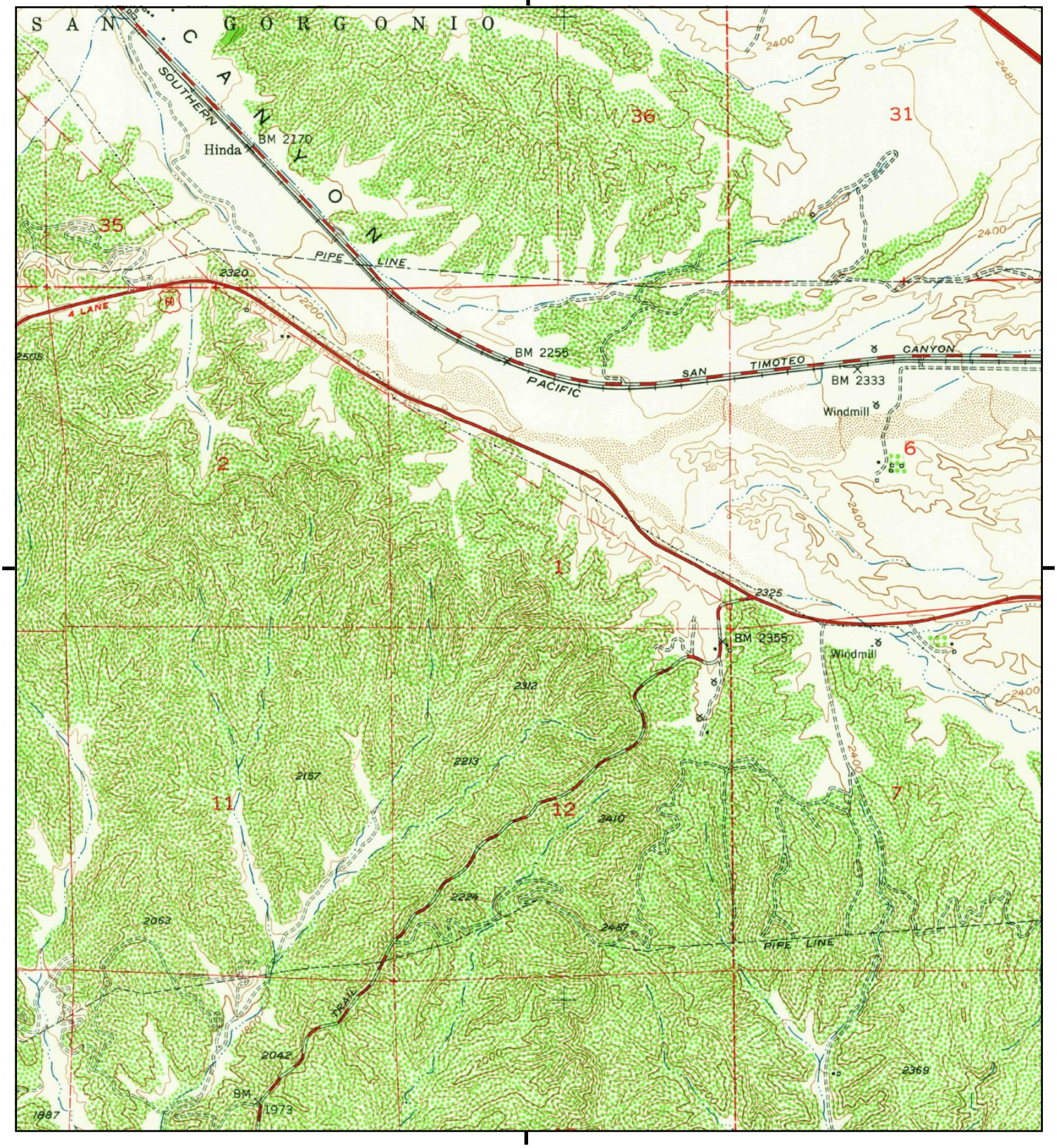
TP, El Casco, 1967, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

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Historical Topo Map

1953



This report includes information from the following map sheet(s).

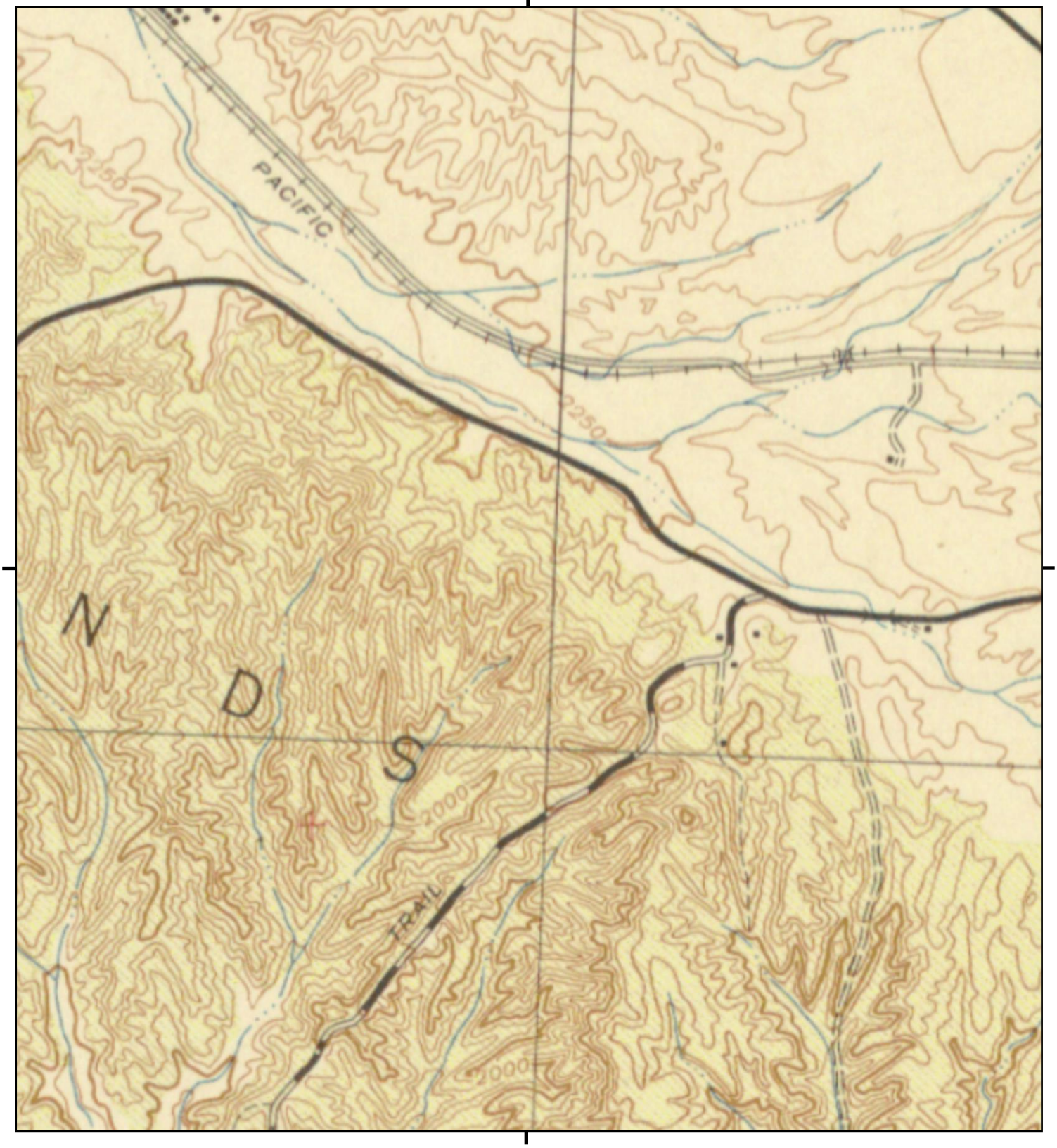
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, El Casco, 1953, 7.5-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

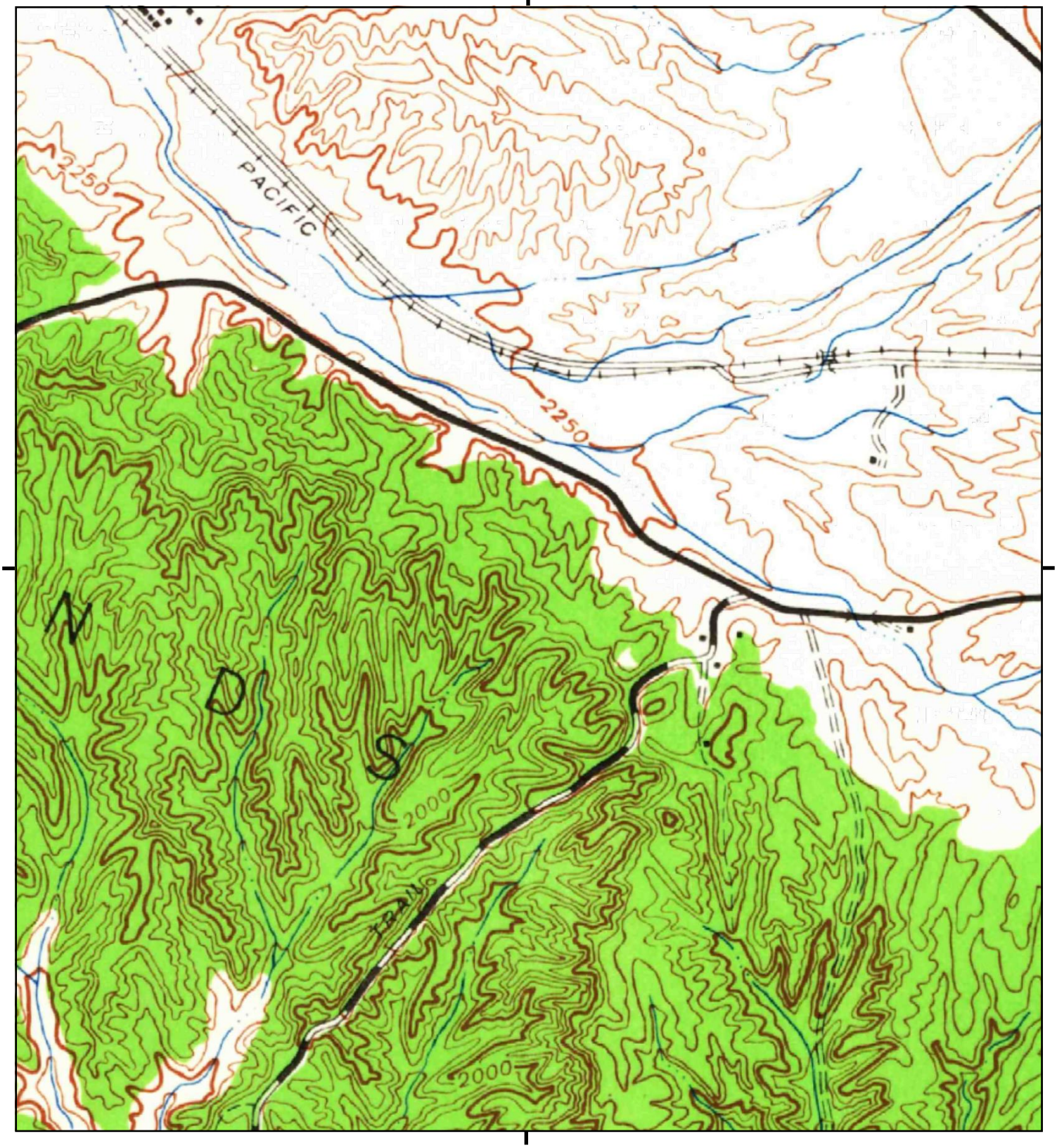
TP, PERRIS, 1943, 15-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Historical Topo Map

1942



This report includes information from the following map sheet(s).

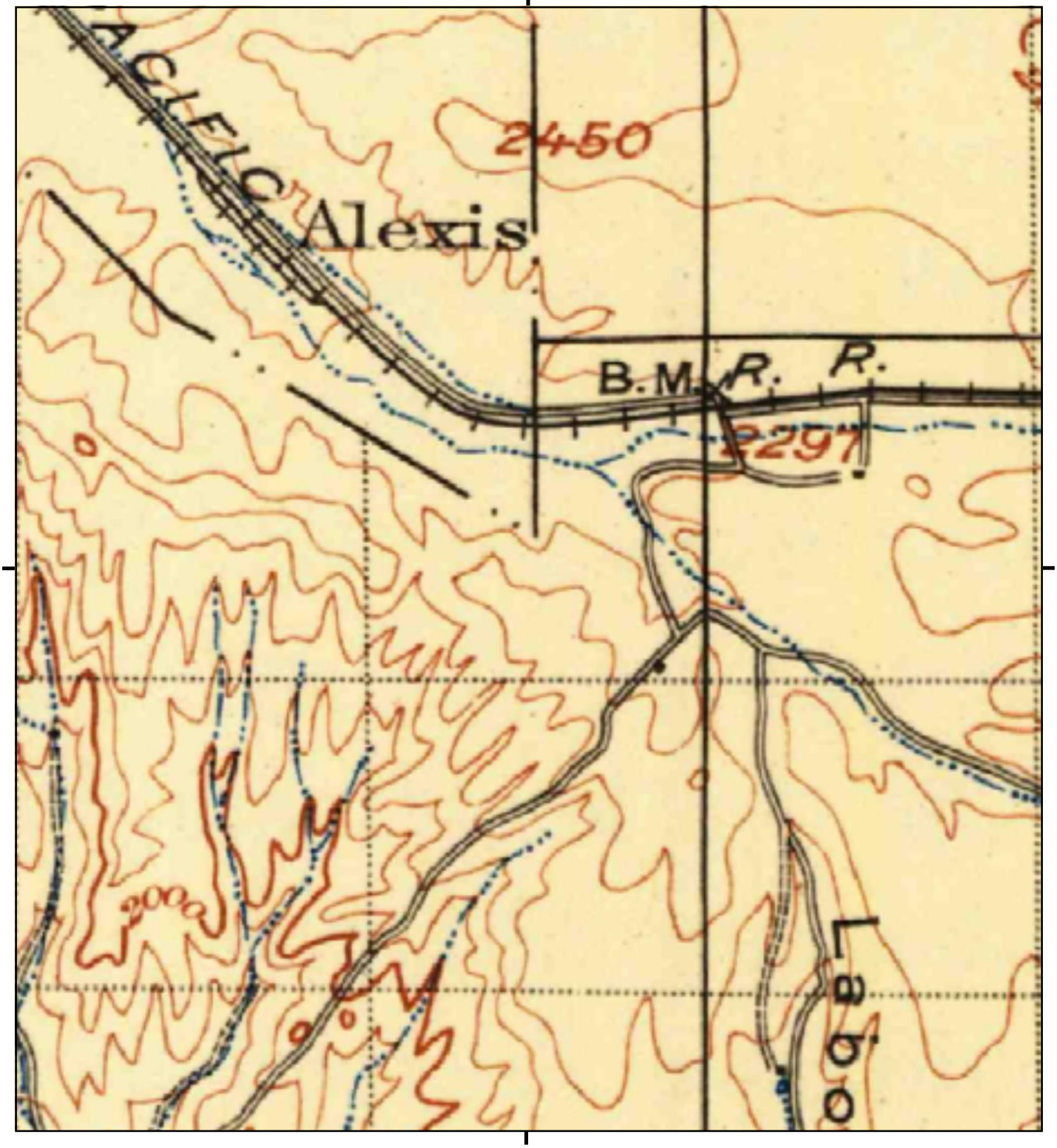
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Perris, 1942, 15-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Elsinore, 1901, 30-minute

SITE NAME: Jack Rabbit Trail
ADDRESS: Jack Rabbit Trail
Moreno Valley, CA 92555
CLIENT: McAlister GeoScience

N

Jack Rabbit Trail

Jack Rabbit Trail

Moreno Valley, CA 92555

Inquiry Number: 5845303.3

October 28, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/28/19

Site Name:

Jack Rabbit Trail
Jack Rabbit Trail
Moreno Valley, CA 92555
EDR Inquiry # 5845303.3

Client Name:

McAlister GeoScience
235 E Broadway
Long Beach, CA 90802
Contact: Alexis Ceballos

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # A99E-42A4-A481

PO # NA

Project NA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: A99E-42A4-A481

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX C

DATABASE REPORT

Jack Rabbit Trail
Jack Rabbit Trail
Moreno Valley, CA 92555

Inquiry Number: 5845303.2s
October 25, 2019

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	103
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

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Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-14
Physical Setting Source Map Findings	A-16
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

JACK RABBIT TRAIL
MORENO VALLEY, CA 92555

COORDINATES

Latitude (North):	33.9358520 - 33° 56' 9.06''
Longitude (West):	117.0477520 - 117° 2' 51.90''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	495586.8
UTM Y (Meters):	3754850.2
Elevation:	2337 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640934 EL CASCO, CA
Version Date:	2012
East Map:	5629739 BEAUMONT, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140530
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
JACK RABBIT TRAIL
MORENO VALLEY, CA 92555

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	BEAUMONT GAS PIPELIN	SAN TIMOTEO CANYON R	CIWQS	Lower	3656, 0.692, North
A2	BEAUMONT GAS PIPELIN	SAN TIMOTEO CANYON	CERS	Lower	3656, 0.692, North
A3	TUKWET CANYON GOLF C		CIWQS	Lower	3678, 0.697, North
A4	TUKWET CANYON GOLF C		CERS	Lower	3678, 0.697, North
B5		E/B SR-60 WEST OF JA	CHMIRS	Higher	5104, 0.967, ESE
C6	HIDDEN CANYON INDUST	S/E OF FRONTAGE ROAD	CIWQS	Higher	5204, 0.986, SE
C7	HIDDEN CANYON INDUST	S/E OF FRONTAGE ROAD	NPDES, CERS	Higher	5204, 0.986, SE
B8		JACKRABBIT TRAIL 1/2	CHMIRS	Higher	5212, 0.987, ESE
D9	LOCKHEED PROPULSION-	JACK RABBIT TRAIL	CERS	Higher	5477, 1.037, ESE
D10	LOCKHEED PROPULSION-	JACK RABBIT TRAIL	FINDS	Higher	5477, 1.037, ESE
D11	LOCKHEED PROPULSION-	JACK RABBIT TRAIL	RESPONSE, ENVIROSTOR, HIST Cal-Sites, Cortese,...	Higher	5480, 1.038, ESE
B12	HIDDEN CANYON RESIDE		CERS	Higher	5489, 1.040, ESE
B13	HIDDEN CANYON RESIDE		CIWQS	Higher	5489, 1.040, ESE
E14	TRACT MAP 36426		CERS	Higher	6124, 1.160, ESE
F15	EMERGENCY BRIDGE REP		CERS	Lower	6169, 1.168, ENE
F16	EMERGENCY BRIDGE REP		CIWQS	Lower	6169, 1.168, ENE
17	SCE EL CASCO SYSTEM	SAN TIMOTEO CANYON R	CIWQS	Higher	6171, 1.169, East
E18	HIDDEN CANYON INDUST		CERS	Higher	6176, 1.170, ESE
E19	HIDDEN CANYON INDUST		CIWQS	Higher	6176, 1.170, ESE
G20	POTRERO BRIDGE PROJE		CIWQS	Higher	6422, 1.216, East
G21	POTRERO BRIDGE PROJE		CERS	Higher	6422, 1.216, East
22	FAIRWAY CANYON	WEST OF CHERRY VALLE	CIWQS, CERS	Higher	6657, 1.261, NNE
H23	TRACT 27971	TRACT 27971	NPDES, CIWQS, CERS	Higher	6759, 1.280, East
H24	TRACT 27971 - HEARTL	TRACT NO. 27971	CIWQS	Higher	6759, 1.280, East
H25	HEARTLAND	SW POTRERO AND OAK V	NPDES, CIWQS	Higher	6868, 1.301, East
I26	HEARTLAND RESIDENTIA	BETWEEN OAK VALLEY P	CIWQS, CERS	Higher	6887, 1.304, East
I27	SUNCAL HEARTLAND LLC	BETWEEN OAK VALLEY P	CIWQS	Higher	6887, 1.304, East
J28	SDC FAIRWAY CANYON L	N OF SAN TIMOTEO RD	NPDES, CIWQS, CERS	Higher	6905, 1.308, North
J29	OAK VALLEY TRACT 314	N OF SAN TIMOTEO RD	CIWQS	Higher	6905, 1.308, North
J30	WOODSIDE FAIRWAY CAN	NORTH OF SAN TIMOTEO	NPDES, CIWQS, CERS	Higher	7219, 1.367, North
K31	UPPER OAK LIFT STATI	35980 OAK VALLEY PKW	FINDS	Higher	7512, 1.423, ENE
K32	MORONGO GOLF CLUB @	35990 SAN TIMOTEO CA	CERS HAZ WASTE, CERS TANKS, CERS	Higher	7530, 1.426, ENE
K33	MORONGO GOLF CLUB AT	35990 OAK VALLEY PKW	HAZNET	Higher	7530, 1.426, ENE
K34	EAST VALLEY GOLF CLU	35990 SAN TIMOTEO CA	FINDS	Higher	7530, 1.426, ENE
K35	MORONGO GOLF CLUB @	35990 SAN TIMOTEO CA	AST	Higher	7530, 1.426, ENE
K36	MORONGO GOLF CLUB AT	35990 OAK VALLEY PKW	FINDS, ECHO	Higher	7530, 1.426, ENE
K37	MORONGO GOLF CLUB AT	35990 OAK VALLEY PKW	RCRA NonGen / NLR	Higher	7530, 1.426, ENE
L38	LABORDE CANYON (FORM	96501 JACK RABBIT	CERS	Lower	7597, 1.439, SSW
L39	LABORDE CANYON (FORM	96501 JACK RABBIT TR	CIWQS	Lower	7597, 1.439, SSW

MAPPED SITES SUMMARY

Target Property Address:
JACK RABBIT TRAIL
MORENO VALLEY, CA 92555

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	Z BEST CONCRETE	35573 STOCKTON AVE	HAZNET	Higher	7681, 1.455, NNE
41		36211 CHAMPION DR.	CHMIRS	Higher	7845, 1.486, NE
42	PLANTATION ON THE LA	10961 DESERT LAWN DR	CHMIRS, Cortese, CIWQS	Higher	9566, 1.812, NE
43	OAK VALLEY ELEMENTAR	CHAMPIONS DRIVE/DESE	ENVIROSTOR, SCH	Higher	10720, 2.030, NE
44	SUMMERWIND K-8 PROJE	ROBERTS ROAD & CHERR	ENVIROSTOR, SCH	Higher	12055, 2.283, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS ..... Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST ..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
UST ..... Active UST Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
SCH ..... School Property Evaluation Program
CDL ..... Clandestine Drug Labs
Toxic Pits ..... Toxic Pits Cleanup Act Sites

US CDL ..... National Clandestine Laboratory Register
PFAS ..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST ..... SWEEPS UST Listing
HIST UST ..... Hazardous Substance Storage Container Database
CA FID UST ..... Facility Inventory Database

Local Land Records

LIENS ..... Environmental Liens Listing
LIENS 2 ..... CERCLA Lien Information
DEED ..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
LDS ..... Land Disposal Sites Listing
MCS ..... Military Cleanup Sites Listing
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File

EXECUTIVE SUMMARY

ABANDONED MINES - Abandoned Mines
DOCKET HWC - Hazardous Waste Compliance Docket Listing
UXO - Unexploded Ordnance Sites
FUELS PROGRAM - EPA Fuels Program Registered Listing
CA BOND EXP. PLAN - Bond Expenditure Plan
CUPA Listings - CUPA Resources List
DRYCLEANERS - Cleaner Facilities
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
ICE - ICE
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
Notify 65 - Proposition 65 Records
UIC - UIC Listing
UIC GEO - UIC GEO (GEOTRACKER)
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List
MILITARY PRIV SITES - MILITARY PRIV SITES (GEOTRACKER)
PROJECT - PROJECT (GEOTRACKER)
WDR - Waste Discharge Requirements Listing
NON-CASE INFO - NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS - OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS - PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT - SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ - Well Stimulation Project (GEOTRACKER)
MINES MRDS - Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants
EDR Hist Auto - EDR Exclusive Historical Auto Stations
EDR Hist Cleaner - EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF - Recovered Government Archive Solid Waste Facilities List
RGA LUST - Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 2.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOCKHEED PROPULSION-	***JACK RABBIT TRAIL***	***ESE 1 - 2 (1.038 mi.)***	***D11***	***21***
Database: RESPONSE, Date of Government Version: 07/29/2019				
Status: Active				
Facility Id: 33370038				

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/29/2019 has revealed that there are 3 ENVIROSTOR sites within approximately 2.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOCKHEED PROPULSION-	***JACK RABBIT TRAIL***	***ESE 1 - 2 (1.038 mi.)***	***D11***	***21***
Status: Active				
Facility Id: 33370038				
OAK VALLEY ELEMENTAR	***CHAMPIONS DRIVE/DESE***	***NE >2 (2.030 mi.)***	***43***	***97***
Status: No Action Required				
Facility Id: 33010051				
SUMMERWIND K-8 PROJE	***ROBERTS ROAD & CHERR***	***NNE >2 (2.283 mi.)***	***44***	***99***

Status: No Further Action
Facility Id: 60002703

State and tribal registered storage tank lists

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 1.75 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORONGO GOLF CLUB @	35990 SAN TIMOTEO CA	ENE 1 - 2 (1.426 mi.)	K35	89
Database: AST, Date of Government Version: 07/06/2016				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 2.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOCKHEED PROPULSION-	***JACK RABBIT TRAIL***	***ESE 1 - 2 (1.038 mi.)***	***D11***	***21***

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 08/14/2019 has revealed that there is 1 CERS HAZ WASTE site within approximately 1.75 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORONGO GOLF CLUB @	***35990 SAN TIMOTEO CA***	***ENE 1 - 2 (1.426 mi.)***	***K32***	***82***

Local Lists of Registered Storage Tanks

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 08/14/2019 has revealed that there is

1 CERS TANKS site within approximately 1.75 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORONGO GOLF CLUB @	***35990 SAN TIMOTEO CA***	***ENE 1 - 2 (1.426 mi.)***	***K32***	***82***

Records of Emergency Release Reports

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 05/15/2019 has revealed that there are 3 CHMIRS sites within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported OES Incident Number: 120170 Date Completed: 04-NOV-91	E/B SR-60 WEST OF JA	ESE 1/2 - 1 (0.967 mi.)	B5	9
Not reported OES Incident Number: 012405 Date Completed: 14-AUG-90	JACKRABBIT TRAIL 1/2	ESE 1/2 - 1 (0.987 mi.)	B8	18
Not reported OES Incident Number: 5-4319	36211 CHAMPION DR.	NE 1 - 2 (1.486 mi.)	41	93

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/24/2019 has revealed that there is 1 RCRA NonGen / NLR site within approximately 1.75 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORONGO GOLF CLUB AT EPA ID:: CAL000383401	35990 OAK VALLEY PKW	ENE 1 - 2 (1.426 mi.)	K37	90

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 05/03/2019 has revealed that there are 4

FINDS sites within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOCKHEED PROPULSION- Registry ID:: 110033607826	JACK RABBIT TRAIL	ESE 1 - 2 (1.037 mi.)	D10	20
UPPER OAK LIFT STATI Registry ID:: 110064945662	35980 OAK VALLEY PKW	ENE 1 - 2 (1.423 mi.)	K31	82
EAST VALLEY GOLF CLU Registry ID:: 110065424491	35990 SAN TIMOTEO CA	ENE 1 - 2 (1.426 mi.)	K34	89
MORONGO GOLF CLUB AT Registry ID:: 110070411782	***35990 OAK VALLEY PKW***	***ENE 1 - 2 (1.426 mi.)***	***K36***	***90***

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

A review of the ECHO list, as provided by EDR, and dated 07/06/2019 has revealed that there is 1 ECHO site within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORONGO GOLF CLUB AT Registry ID: 110070411782	***35990 OAK VALLEY PKW***	***ENE 1 - 2 (1.426 mi.)***	***K36***	***90***

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/24/2019 has revealed that there are 2 Cortese sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOCKHEED PROPULSION- Envirostor Id: 33370038 Cleanup Status: ACTIVE	***JACK RABBIT TRAIL***	***ESE 1 - 2 (1.038 mi.)***	***D11***	***21***
PLANTATION ON THE LA	***10961 DESERT LAWN DR***	***NE 1 - 2 (1.812 mi.)***	***42***	***95***

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency. This database begins with calendar year 1993.

A review of the HAZNET list, as provided by EDR, and dated 12/31/2017 has revealed that there are 2 HAZNET sites within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORONGO GOLF CLUB AT GEPAID: CAL000383401	35990 OAK VALLEY PKW	ENE 1 - 2 (1.426 mi.)	K33	88
Z BEST CONCRETE	35573 STOCKTON AVE	NNE 1 - 2 (1.455 mi.)	40	93

EXECUTIVE SUMMARY

GEPAID: CAC002593666

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOCKHEED PROPULSION- Reg Id: 33370038	***JACK RABBIT TRAIL***	***ESE 1 - 2 (1.038 mi.)***	***D11***	***21***

NPDES: A listing of NPDES permits, including stormwater.

A review of the NPDES list, as provided by EDR, and dated 08/12/2019 has revealed that there are 5 NPDES sites within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HIDDEN CANYON INDUST Facility Status: Active	***S/E OF FRONTAGE ROAD***	***SE 1/2 - 1 (0.986 mi.)***	***C7***	***11***
TRACT 27971 Facility Status: Active	***TRACT 27971***	***E 1 - 2 (1.280 mi.)***	***H23***	***52***
HEARTLAND Facility Status: Terminated	***SW POTRERO AND OAK V***	***E 1 - 2 (1.301 mi.)***	***H25***	***54***
SDC FAIRWAY CANYON L Facility Status: Active	***N OF SAN TIMOTEO RD***	***N 1 - 2 (1.308 mi.)***	***J28***	***63***
WOODSIDE FAIRWAY CAN Facility Status: Active	***NORTH OF SAN TIMOTEO***	***N 1 - 2 (1.367 mi.)***	***J30***	***72***

CIWQS: The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

A review of the CIWQS list, as provided by EDR, and dated 06/04/2019 has revealed that there are 18 CIWQS sites within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HIDDEN CANYON INDUST	S/E OF FRONTAGE ROAD	SE 1/2 - 1 (0.986 mi.)	C6	11
HIDDEN CANYON RESIDE		ESE 1 - 2 (1.040 mi.)	B13	47
SCE EL CASCO SYSTEM	SAN TIMOTEO CANYON R	E 1 - 2 (1.169 mi.)	17	48
HIDDEN CANYON INDUST		ESE 1 - 2 (1.170 mi.)	E19	49
POTRERO BRIDGE PROJE		E 1 - 2 (1.216 mi.)	G20	50
FAIRWAY CANYON	***WEST OF CHERRY VALLE***	***NNE 1 - 2 (1.261 mi.)***	***22***	***51***
TRACT 27971	***TRACT 27971***	***E 1 - 2 (1.280 mi.)***	***H23***	***52***
TRACT 27971 - HEARTL	TRACT NO. 27971	E 1 - 2 (1.280 mi.)	H24	54
HEARTLAND	***SW POTRERO AND OAK V***	***E 1 - 2 (1.301 mi.)***	***H25***	***54***
HEARTLAND RESIDENTIA	***BETWEEN OAK VALLEY P***	***E 1 - 2 (1.304 mi.)***	***I26***	***61***
SUNCAL HEARTLAND LLC	BETWEEN OAK VALLEY P	E 1 - 2 (1.304 mi.)	I27	62

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SDC FAIRWAY CANYON L	***N OF SAN TIMOTEO RD***	***N 1 - 2 (1.308 mi.)***	***J28***	***63***
OAK VALLEY TRACT 314	N OF SAN TIMOTEO RD	N 1 - 2 (1.308 mi.)	J29	71
WOODSIDE FAIRWAY CAN	***NORTH OF SAN TIMOTEO***	***N 1 - 2 (1.367 mi.)***	***J30***	***72***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEAUMONT GAS PIPELIN	SAN TIMOTEO CANYON R	N 1/2 - 1 (0.692 mi.)	A1	8
TUKWET CANYON GOLF C		N 1/2 - 1 (0.697 mi.)	A3	8
EMERGENCY BRIDGE REP		ENE 1 - 2 (1.168 mi.)	F16	48
LABORDE CANYON (FORM	96501 JACK RABBIT TR	SSW 1 - 2 (1.439 mi.)	L39	92

CERS: The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

A review of the CERS list, as provided by EDR, and dated 08/14/2019 has revealed that there are 16 CERS sites within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HIDDEN CANYON INDUST	***S/E OF FRONTAGE ROAD***	***SE 1/2 - 1 (0.986 mi.)***	***C7***	***11***
LOCKHEED PROPULSION-	JACK RABBIT TRAIL	ESE 1 - 2 (1.037 mi.)	D9	20
HIDDEN CANYON RESIDE		ESE 1 - 2 (1.040 mi.)	B12	46
TRACT MAP 36426		ESE 1 - 2 (1.160 mi.)	E14	47
HIDDEN CANYON INDUST		ESE 1 - 2 (1.170 mi.)	E18	49
POTRERO BRIDGE PROJE		E 1 - 2 (1.216 mi.)	G21	50
FAIRWAY CANYON	***WEST OF CHERRY VALLE***	***NNE 1 - 2 (1.261 mi.)***	***22***	***51***
TRACT 27971	***TRACT 27971***	***E 1 - 2 (1.280 mi.)***	***H23***	***52***
HEARTLAND RESIDENTIA	***BETWEEN OAK VALLEY P***	***E 1 - 2 (1.304 mi.)***	***I26***	***61***
SDC FAIRWAY CANYON L	***N OF SAN TIMOTEO RD***	***N 1 - 2 (1.308 mi.)***	***J28***	***63***
WOODSIDE FAIRWAY CAN	***NORTH OF SAN TIMOTEO***	***N 1 - 2 (1.367 mi.)***	***J30***	***72***
MORONGO GOLF CLUB @	***35990 SAN TIMOTEO CA***	***ENE 1 - 2 (1.426 mi.)***	***K32***	***82***

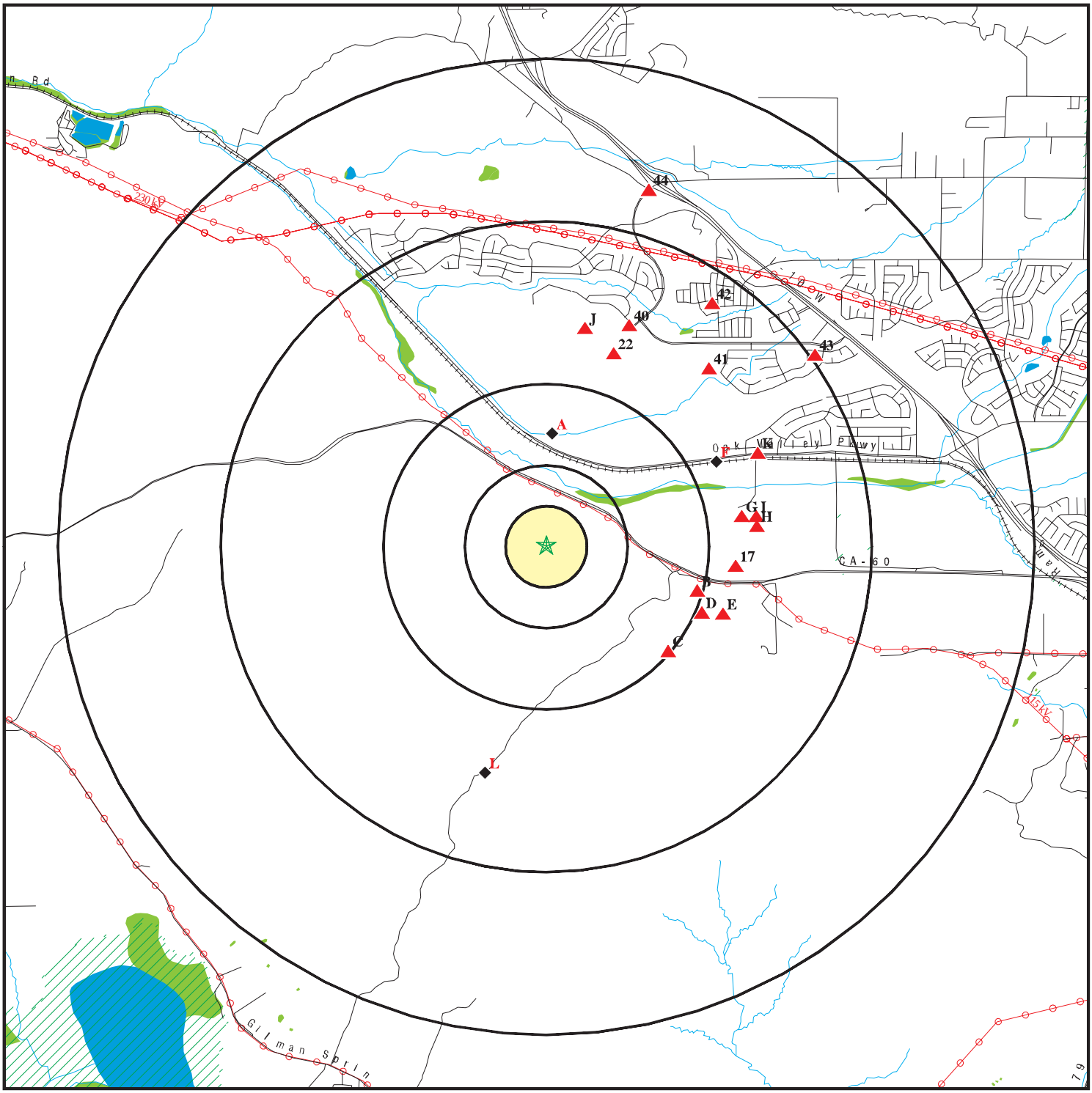
Lower Elevation	Address	Direction / Distance	Map ID	Page
BEAUMONT GAS PIPELIN	SAN TIMOTEO CANYON	N 1/2 - 1 (0.692 mi.)	A2	8
TUKWET CANYON GOLF C		N 1/2 - 1 (0.697 mi.)	A4	9
EMERGENCY BRIDGE REP		ENE 1 - 2 (1.168 mi.)	F15	47
LABORDE CANYON (FORM	96501 JACK RABBIT	SSW 1 - 2 (1.439 mi.)	L38	92

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name	Database(s)
UNIVERSAL RUNDEL	SEMS-ARCHIVE
LOOKHEED PROPULSION CO (J)	CPS-SLIC
ARCO PIPELINE - BEAUMONT PUMP STAT	CPS-SLIC
KINDER MORGAN HINDA VALVE, COLTON	CPS-SLIC
LOCKHEED PROPULSION CO (P)	CPS-SLIC

OVERVIEW MAP - 5845303.2S



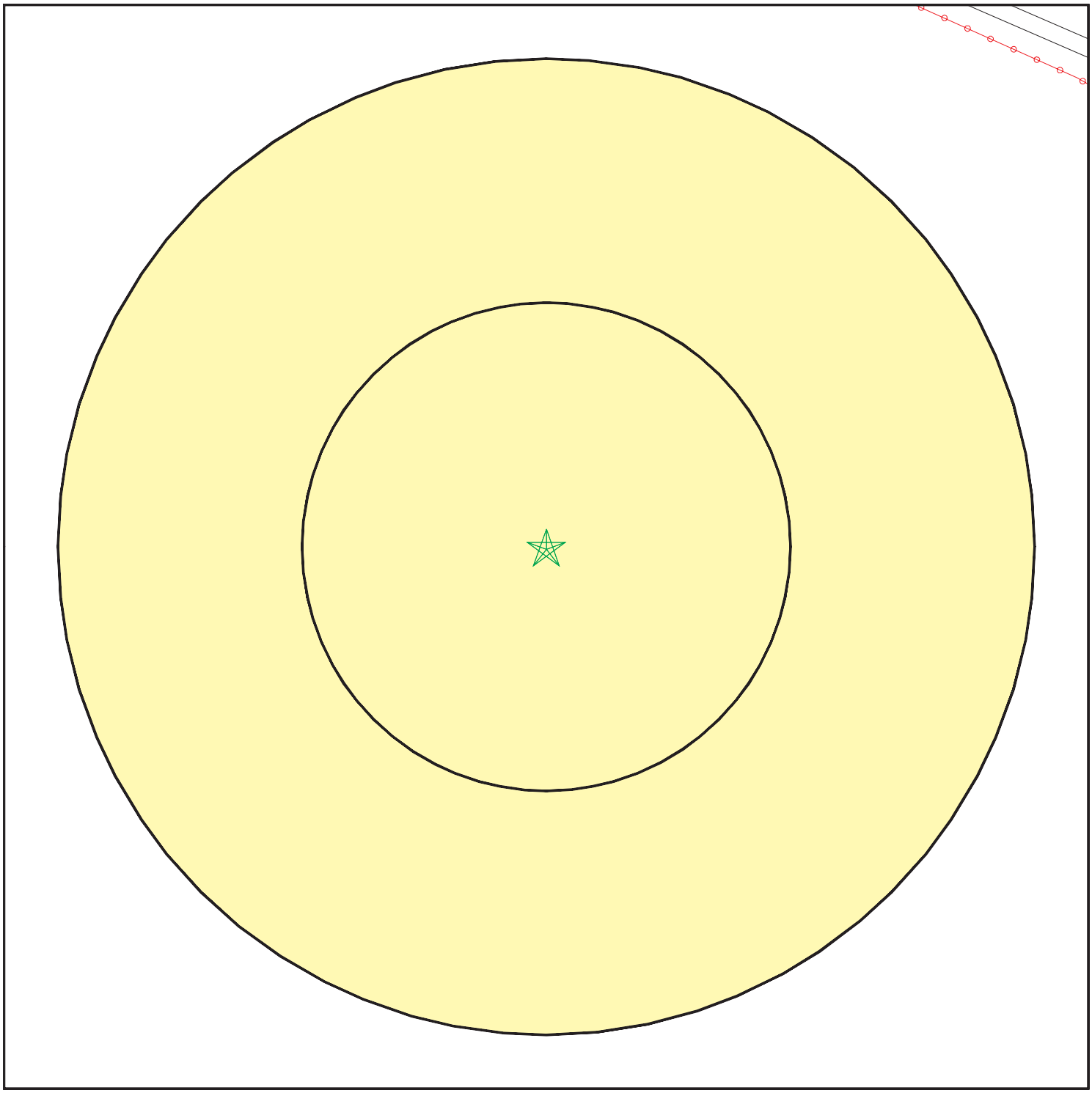
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Jack Rabbit Trail ADDRESS: Jack Rabbit Trail Moreno Valley CA 92555 LAT/LONG: 33.935852 / 117.047752	CLIENT: McAlister GeoScience CONTACT: Alexis Ceballos INQUIRY #: 5845303.2s DATE: October 25, 2019 6:38 pm

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DETAIL MAP - 5845303.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Jack Rabbit Trail	CLIENT: McAlister GeoScience
ADDRESS: Jack Rabbit Trail Moreno Valley CA 92555	CONTACT: Alexis Ceballos
LAT/LONG: 33.935852 / 117.047752	INQUIRY #: 5845303.2s DATE: October 25, 2019 6:39 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	2.500		0	0	0	0	0	0
Proposed NPL	2.500		0	0	0	0	0	0
NPL LIENS	2.500		0	0	0	0	0	0
Federal Delisted NPL site list								
Delisted NPL	2.500		0	0	0	0	0	0
Federal CERCLIS list								
FEDERAL FACILITY	2.000		0	0	0	0	0	0
SEMS	2.000		0	0	0	0	0	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	2.000		0	0	0	0	0	0
Federal RCRA CORRACTS facilities list								
CORRACTS	2.500		0	0	0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	2.000		0	0	0	0	0	0
Federal RCRA generators list								
RCRA-LQG	1.750		0	0	0	0	0	0
RCRA-SQG	1.750		0	0	0	0	0	0
RCRA-VSQG	1.750		0	0	0	0	0	0
Federal institutional controls / engineering controls registries								
LUCIS	2.000		0	0	0	0	0	0
US ENG CONTROLS	2.000		0	0	0	0	0	0
US INST CONTROL	2.000		0	0	0	0	0	0
Federal ERNS list								
ERNS	1.500		0	0	0	0	0	0
State- and tribal - equivalent NPL								
RESPONSE	2.500		0	0	0	0	1	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	2.500		0	0	0	0	3	3
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	2.000		0	0	0	0	0	0
State and tribal leaking storage tank lists								
LUST	2.000		0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	2.000		0	0	0	0	0	0
CPS-SLIC	2.000		0	0	0	0	0	0
State and tribal registered storage tank lists								
FEMA UST	1.750		0	0	0	0	0	0
UST	1.750		0	0	0	0	0	0
AST	1.750		0	0	0	0	1	1
INDIAN UST	1.750		0	0	0	0	0	0
State and tribal voluntary cleanup sites								
INDIAN VCP	2.000		0	0	0	0	0	0
VCP	2.000		0	0	0	0	0	0
State and tribal Brownfields sites								
BROWNFIELDS	2.000		0	0	0	0	0	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	2.000		0	0	0	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	2.000		0	0	0	0	0	0
SWRCY	2.000		0	0	0	0	0	0
HAULERS	1.500		0	0	0	0	0	0
INDIAN ODI	2.000		0	0	0	0	0	0
DEBRIS REGION 9	2.000		0	0	0	0	0	0
ODI	2.000		0	0	0	0	0	0
IHS OPEN DUMPS	2.000		0	0	0	0	0	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	1.500		0	0	0	0	0	0
HIST Cal-Sites	2.500		0	0	0	0	1	1
SCH	1.750		0	0	0	0	0	0
CDL	1.500		0	0	0	0	0	0
Toxic Pits	2.500		0	0	0	0	0	0
CERS HAZ WASTE	1.750		0	0	0	0	1	1
US CDL	1.500		0	0	0	0	0	0
PFAS	2.000		0	0	0	0	0	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	1.750		0	0	0	0	0	0
HIST UST	1.750		0	0	0	0	0	0
CA FID UST	1.750		0	0	0	0	0	0
CERS TANKS	1.750		0	0	0	0	1	1
Local Land Records								
LIENS	1.500		0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	1.500		0	0	0	0	0	0
DEED	2.000		0	0	0	0	0	0
Records of Emergency Release Reports								
HMIRS	1.500		0	0	0	0	0	0
CHMIRS	1.500		0	0	0	2	1	3
LDS	1.500		0	0	0	0	0	0
MCS	1.500		0	0	0	0	0	0
SPILLS 90	1.500		0	0	0	0	0	0
Other Ascertainable Records								
RCRA NonGen / NLR	1.750		0	0	0	0	1	1
FUDS	2.500		0	0	0	0	0	0
DOD	2.500		0	0	0	0	0	0
SCRD DRYCLEANERS	2.000		0	0	0	0	0	0
US FIN ASSUR	1.500		0	0	0	0	0	0
EPA WATCH LIST	1.500		0	0	0	0	0	0
2020 COR ACTION	1.750		0	0	0	0	0	0
TSCA	1.500		0	0	0	0	0	0
TRIS	1.500		0	0	0	0	0	0
SSTS	1.500		0	0	0	0	0	0
ROD	2.500		0	0	0	0	0	0
RMP	1.500		0	0	0	0	0	0
RAATS	1.500		0	0	0	0	0	0
PRP	1.500		0	0	0	0	0	0
PADS	1.500		0	0	0	0	0	0
ICIS	1.500		0	0	0	0	0	0
FTTS	1.500		0	0	0	0	0	0
MLTS	1.500		0	0	0	0	0	0
COAL ASH DOE	1.500		0	0	0	0	0	0
COAL ASH EPA	2.000		0	0	0	0	0	0
PCB TRANSFORMER	1.500		0	0	0	0	0	0
RADINFO	1.500		0	0	0	0	0	0
HIST FTTS	1.500		0	0	0	0	0	0
DOT OPS	1.500		0	0	0	0	0	0
CONSENT	2.500		0	0	0	0	0	0
INDIAN RESERV	2.500		0	0	0	0	0	0
FUSRAP	2.500		0	0	0	0	0	0
UMTRA	2.000		0	0	0	0	0	0
LEAD SMELTERS	1.500		0	0	0	0	0	0
US AIRS	1.500		0	0	0	0	0	0
US MINES	1.750		0	0	0	0	0	0
ABANDONED MINES	1.750		0	0	0	0	0	0
FINDS	1.500		0	0	0	0	4	4
DOCKET HWC	1.500		0	0	0	0	0	0
ECHO	1.500		0	0	0	0	1	1
UXO	2.500		0	0	0	0	0	0
FUELS PROGRAM	1.750		0	0	0	0	0	0
CA BOND EXP. PLAN	2.500		0	0	0	0	0	0
Cortese	2.000		0	0	0	0	2	2
CUPA Listings	1.750		0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	1.750		0	0	0	0	0	0
EMI	1.500		0	0	0	0	0	0
ENF	1.500		0	0	0	0	0	0
Financial Assurance	1.500		0	0	0	0	0	0
HAZNET	1.500		0	0	0	0	2	2
ICE	1.500		0	0	0	0	0	0
HIST CORTESE	2.000		0	0	0	0	1	1
HWP	2.500		0	0	0	0	0	0
HWT	1.750		0	0	0	0	0	0
MINES	1.750		0	0	0	0	0	0
MWMP	1.750		0	0	0	0	0	0
NPDES	1.500		0	0	0	1	4	5
PEST LIC	1.500		0	0	0	0	0	0
PROC	2.000		0	0	0	0	0	0
Notify 65	2.500		0	0	0	0	0	0
UIC	1.500		0	0	0	0	0	0
UIC GEO	1.500		0	0	0	0	0	0
WASTEWATER PITS	2.000		0	0	0	0	0	0
WDS	1.500		0	0	0	0	0	0
WIP	1.750		0	0	0	0	0	0
MILITARY PRIV SITES	1.500		0	0	0	0	0	0
PROJECT	1.500		0	0	0	0	0	0
WDR	1.500		0	0	0	0	0	0
CIWQS	1.500		0	0	0	3	15	18
CERS	1.500		0	0	0	3	13	16
NON-CASE INFO	1.500		0	0	0	0	0	0
OTHER OIL GAS	1.500		0	0	0	0	0	0
PROD WATER PONDS	1.500		0	0	0	0	0	0
SAMPLING POINT	1.500		0	0	0	0	0	0
WELL STIM PROJ	1.500		0	0	0	0	0	0
MINES MRDS	1.500		0	0	0	0	0	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	2.500		0	0	0	0	0	0
EDR Hist Auto	1.625		0	0	0	0	0	0
EDR Hist Cleaner	1.625		0	0	0	0	0	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	1.500		0	0	0	0	0	0
RGA LUST	1.500		0	0	0	0	0	0
- Totals --		0	0	0	0	9	52	61

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **BEAUMONT GAS PIPELINE** **CIWQS** **S121622838**
North **SAN TIMOTEO CANYON ROAD** **N/A**
1/2-1 **BEAUMONT, CA**
0.692 mi.
3656 ft. **Site 1 of 4 in cluster A**

Relative: **Lower**
Actual: **2237 ft.**

CIWQS:

Name:	BEAUMONT GAS PIPELINE
Address:	SAN TIMOTEO CANYON ROAD
City,State,Zip:	BEAUMONT, CA
Agency:	Southern California Gas Company
Agency Address:	Po Box 3429 17g3, Los Angeles, CA 90051-1249
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Historical
Regulatory Measure Type:	401 Certification
Order Number:	Not reported
WDID:	Not reported
NPDES Number:	Not reported
Adoption Date:	10/06/2006
Effective Date:	10/06/2006
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.94586
Longitude:	-117.04663

A2 **BEAUMONT GAS PIPELINE** **CERS** **S123508314**
North **SAN TIMOTEO CANYON** **N/A**
1/2-1 **BEAUMONT, CA**
0.692 mi.
3656 ft. **Site 2 of 4 in cluster A**

Relative: **Lower**
Actual: **2237 ft.**

CERS:

Name:	BEAUMONT GAS PIPELINE
Address:	SAN TIMOTEO CANYON
City,State,Zip:	BEAUMONT, CA
Site ID:	308767
CERS ID:	644957
CERS Description:	Wetlands - Fill and Dredge Material

A3 **TUKWET CANYON GOLF COURSE, SAN TIMOTEO CRK TRIBUTA** **CIWQS** **S121686489**
North **N/A**
1/2-1 **BEAUMONT, CA**
0.697 mi.
3678 ft. **Site 3 of 4 in cluster A**

Relative: **Lower**
Actual: **2237 ft.**

CIWQS:

Name:	TUKWET CANYON GOLF COURSE, SAN TIMOTEO CRK TRIBUTARY, RIVERSIDE CNTY
Address:	Not reported
City,State,Zip:	BEAUMONT, CA

TUKWET CANYON GOLF COURSE, SAN TIMOTEO CRK TRIBUTARY, RIVERS (Continued) **S121686489**

Agency:	Morongo Band of Mission Indians
Agency Address:	49750 Seminole Drive, Cabazon, CA 92230
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Historical
Regulatory Measure Type:	Enrollee - 401 Certification
Order Number:	RGP 63
WDID:	Not reported
NPDES Number:	Not reported
Adoption Date:	Not reported
Effective Date:	03/25/2011
Termination Date:	Not reported
Expiration/Review Date:	03/25/2012
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.945949
Longitude:	-117.047128

A4 **TUKWET CANYON GOLF COURSE, SAN TIMOTEO CRK TRIBUTA** **CERS** **S123509552**
North **N/A**
1/2-1 **BEAUMONT, CA**
0.697 mi.
3678 ft. **Site 4 of 4 in cluster A**

Relative: **Lower**
Actual: **2237 ft.**

CERS:

Name:	TUKWET CANYON GOLF COURSE, SAN TIMOTEO CRK TRIBUTARY, RIVERSIDE CNTY
Address:	Not reported
City,State,Zip:	BEAUMONT, CA
Site ID:	331637
CERS ID:	796445
CERS Description:	Wetlands - Fill and Dredge Material

B5 **CHMIRS** **S100278416**
ESE **E/B SR-60 WEST OF JACK RABBIT** **N/A**
1/2-1 **BEAUMONT, CA 92223**
0.967 mi.
5104 ft. **Site 1 of 4 in cluster B**

Relative: **Higher**
Actual: **2394 ft.**

CHMIRS:

Name:	Not reported
Address:	E/B SR-60 WEST OF JACK RABBIT
City,State,Zip:	BEAUMONT, CA 92223
OES Incident Number:	120170
OES notification:	Not reported
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**04-NOV-91**
Property Use:	961
Agency Id Number:	66
Agency Incident Number:	91344

(Continued) **S100278416**

Time Notified:	810
Time Completed:	930
Surrounding Area:	931
Estimated Temperature:	72
Property Management:	S
More Than Two Substances Involved?:	N
Resp Agncy Personel # Of Decontaminated:	0
Responding Agency Personel # Of Injuries:	0
Responding Agency Personel # Of Fatalities:	0
Others Number Of Decontaminated:	0
Others Number Of Injuries:	0
Others Number Of Fatalities:	0
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	R. CARROLL SGT. 8096
Report Date:	04-NOV-91
Facility Telephone:	916 327-3310
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Not reported
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	88-92
Agency:	Not reported
Incident Date:	04-NOV-91
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Not reported
Site Type:	Not reported
E Date:	12-AUG-92
Substance:	Not reported
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Y
Description:	Not reported

C6
SE
1/2-1
0.986 mi.
5204 ft.

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING
S/E OF FRONTAGE ROAD AND JACK RABBIT TRAIL
BEAUMONT, CA 92223

Site 1 of 2 in cluster C

CIWQS **S120710146**
N/A

Relative:
Higher

Actual:
2501 ft.

CIWQS:

Name:	HIDDEN CANYON INDUSTRIAL PARK MASS GRADING
Address:	S/E OF FRONTAGE ROAD AND JACK RABBIT TRAIL
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Lassen Development Partners LLLP
Agency Address:	3900 S Wadsworth Blvd STE 650, Lakewood, CO 80235
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C379731
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	05/05/2017
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.92657
Longitude:	-117.03469

C7
SE
1/2-1
0.986 mi.
5204 ft.

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING
S/E OF FRONTAGE ROAD AND JACK RABBIT TRAIL
BEAUMONT, CA 92223

Site 2 of 2 in cluster C

NPDES **S121022932**
CERS **N/A**

Relative:
Higher

Actual:
2501 ft.

NPDES:

Name:	HIDDEN CANYON INDUSTRIAL PARK MASS GRADING
Address:	S/E OF FRONTAGE ROAD AND JACK RABBIT TRAIL
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C379731
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	05/05/2017
Operator Name:	Lassen Development Partners LLLP
Operator Address:	3900 S Wadsworth Blvd STE 650
Operator City:	Lakewood
Operator State:	Colorado
Operator Zip:	80235

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	485958
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C379731
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/05/2017
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Lassen Development Partners LLLP
Discharge Address:	3900 S Wadsworth Blvd STE 650
Discharge City:	Lakewood
Discharge State:	Colorado
Discharge Zip:	80235
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	485958
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C379731
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/03/2017
Processed Date:	05/05/2017
Status:	Active
Status Date:	05/05/2017
Place Size:	196.5
Place Size Unit:	Acres
Contact:	Carl de Rozario
Contact Title:	LRP

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Contact Phone:	303-953-5118
Contact Phone Ext:	Not reported
Contact Email:	eengelstad@verdeam.com
Operator Name:	Lassen Development Partners LLLP
Operator Address:	3900 S Wadsworth Blvd STE 650
Operator City:	Lakewood
Operator State:	Colorado
Operator Zip:	80235
Operator Contact:	Carl de Rozario
Operator Contact Title:	LRP
Operator Contact Phone:	303-953-5118
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	eengelstad@verdeam.com
Operator Type:	Private Business
Developer:	Lassen Development Partners LLLP
Developer Address:	3900 S Wadsworth Blvd STE 650
Developer City:	Lakewood
Developer State:	Colorado
Developer Zip:	80235
Developer Contact:	Carl de Rozario
Developer Contact Title:	LRP
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	Y
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Coopers Creek, San Timoteo Creek, Santa Ana River, Pacific Ocean
Certifier:	Erik Engelstad
Certifier Title:	Information Systems Manager
Certification Date:	03-MAY-17
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	HIDDEN CANYON INDUSTRIAL PARK MASS GRADING
Address:	S/E OF FRONTAGE ROAD AND JACK RABBIT TRAIL
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Active
NPDES Number:	CAS000002
Region:	8
Agency Number:	0

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Regulatory Measure ID:	485958
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 33C379731
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/05/2017
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	3900 S Wadsworth Blvd STE 650
Discharge Name:	Lassen Development Partners LLLP
Discharge City:	Lakewood
Discharge State:	Colorado
Discharge Zip:	80235
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	485958
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C379731
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/05/2017
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Lassen Development Partners LLLP
Discharge Address:	3900 S Wadsworth Blvd STE 650
Discharge City:	Lakewood
Discharge State:	Colorado
Discharge Zip:	80235
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	485958
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C379731
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/03/2017
Processed Date:	05/05/2017
Status:	Active
Status Date:	05/05/2017
Place Size:	196.5
Place Size Unit:	Acres
Contact:	Carl de Rozario
Contact Title:	LRP
Contact Phone:	303-953-5118
Contact Phone Ext:	Not reported
Contact Email:	eengelstad@verdeam.com
Operator Name:	Lassen Development Partners LLLP
Operator Address:	3900 S Wadsworth Blvd STE 650
Operator City:	Lakewood
Operator State:	Colorado
Operator Zip:	80235
Operator Contact:	Carl de Rozario
Operator Contact Title:	LRP
Operator Contact Phone:	303-953-5118
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	eengelstad@verdeam.com
Operator Type:	Private Business
Developer:	Lassen Development Partners LLLP
Developer Address:	3900 S Wadsworth Blvd STE 650
Developer City:	Lakewood
Developer State:	Colorado
Developer Zip:	80235
Developer Contact:	Carl de Rozario
Developer Contact Title:	LRP
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	Y
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Coopers Creek, San Timoteo Creek, Santa Ana River, Pacific Ocean
Certifier:	Erik Engelstad
Certifier Title:	Information Systems Manager
Certification Date:	03-MAY-17

HIDDEN CANYON INDUSTRIAL PARK MASS GRADING (Continued) **S121022932**

Primary Sic: Not reported
Secondary Sic: Not reported
Tertiary Sic: Not reported

CERS:
Name: HIDDEN CANYON INDUSTRIAL PARK MASS GRADING
Address: S/E OF FRONTAGE ROAD AND JACK RABBIT TRAIL
City,State,Zip: BEAUMONT, CA 92223
Site ID: 533719
CERS ID: 855035
CERS Description: Construction Storm Water

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 08-09-2018
Violations Found: No
Eval Type: Construction Storm Water Compliance Evaluation
Eval Notes: Drive-by inspection. Weather was partly cloudy. Silt fence, windscreen, and sandbags around perimeter, with soil binders across site. Drains protected with sandbags and fiber rolls. Grading looks to be underway.
Eval Division: Water Boards
Eval Program: CONSTW
Eval Source: SMARTS

Affiliation:
Affiliation Type Desc: Owner/Operator
Entity Name: Lassen Development Partners LLLP
Entity Title: Operator
Affiliation Address: 3900 S Wadsworth Blvd STE 650
Affiliation City: Lakewood
Affiliation State: CO
Affiliation Country: Not reported
Affiliation Zip: 80235
Affiliation Phone: Not reported

B8 **CHMIRS** **S100220313**
ESE **JACKRABBIT TRAIL 1/2MI SOUTH OF HWY 60** **N/A**
1/2-1 **BEAUMONT, CA 92223**
0.987 mi.
5212 ft. **Site 2 of 4 in cluster B**

Relative:
Higher

Actual:
2409 ft.

CHMIRS:
Name: Not reported
Address: JACKRABBIT TRAIL 1/2MI SOUTH OF HWY 60
City,State,Zip: BEAUMONT, CA 92223
OES Incident Number: 012405
OES notification: Not reported
OES Date: Not reported
OES Time: Not reported
Date Completed: **14-AUG-90**
Property Use: 099
Agency Id Number: 33090
Agency Incident Number: 33425
Time Notified: 335

(Continued) **S100220313**

Time Completed:	1630
Surrounding Area:	099
Estimated Temperature:	78
Property Management:	C
More Than Two Substances Involved?:	Y
Resp Agncy Personel # Of Decontaminated:	0
Responding Agency Personel # Of Injuries:	0
Responding Agency Personel # Of Fatalities:	0
Others Number Of Decontaminated:	0
Others Number Of Injuries:	0
Others Number Of Fatalities:	0
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	RON REYNOLDS F.C
Report Date:	16-AUG-90
Facility Telephone:	714 657-3183
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Not reported
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	88-92
Agency:	Not reported
Incident Date:	14-AUG-90
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Not reported
Site Type:	Not reported
E Date:	31-MAY-91
Substance:	Not reported
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Y
Description:	Not reported

D9
ESE
> 1
1.037 mi.
5477 ft.

LOCKHEED PROPULSION-
JACK RABBIT TRAIL
BEAUMONT, CA 92223

Site 1 of 3 in cluster D

CERS **S123510079**
N/A

Relative:
Higher

Actual:
2388 ft.

CERS:

Name:	LOCKHEED PROPULSION-
Address:	JACK RABBIT TRAIL
City,State,Zip:	BEAUMONT, CA 92223
Site ID:	339399
CERS ID:	33370038
CERS Description:	State Response

Affiliation:

Affiliation Type Desc:	Supervisor
Entity Name:	EMAD YEMUT
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Lead Project Manager
Entity Name:	DANIEL ZOGAIB
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	CYPRESS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

D10
ESE
> 1
1.037 mi.
5477 ft.

LOCKHEED PROPULSION-BEAUMONT NO. 2
JACK RABBIT TRAIL
BEAUMONT, CA 92223

Site 2 of 3 in cluster D

FINDS **1010729144**
N/A

Relative:
Higher

Actual:
2388 ft.

FINDS:

Registry ID: 110033607826

Environmental Interest/Information System

California Department of Toxic Substances Control EnviroStor System (DTSC-EnviroStor) is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. The EnviroStor database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

D11 **LOCKHEED PROPULSION-BEAUMONT NO. 2** **RESPONSE** **S101481567**
ESE **JACK RABBIT TRAIL** **ENVIROSTOR** **N/A**
> 1 **BEAUMONT, CA 92223** **HIST Cal-Sites**
1.038 mi. **Cortese**
5480 ft. **Site 3 of 3 in cluster D** **HIST CORTESE**

Relative: Higher
Actual: 2388 ft.

RESPONSE:

Name:	LOCKHEED PROPULSION-BEAUMONT NO. 2
Address:	JACK RABBIT TRAIL
City,State,Zip:	BEAUMONT, CA 92223
Facility ID:	33370038
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	2200
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Daniel Zogaib
Supervisor:	Emad Yemut
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	400261
Site Mgmt. Req.:	NONE SPECIFIED
Assembly:	42
Senate:	23
Special Program Status:	Not reported
Status:	Active
Status Date:	12/15/2006
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	33.93
Longitude:	-117.0311
APN:	NONE SPECIFIED
Past Use:	AEROSPACE ROCKET TESTING/LAUNCH
Potential COC :	Explosives (UXO, MEC Perchlorate Tetrachloroethylene (PCE 1,4-Dioxane Polychlorinated biphenyls (PCBs, see IRIS
Confirmed COC:	Polychlorinated biphenyls (PCBs, see IRIS Tetrachloroethylene (PCE 1,4-Dioxane Explosives (UXO, MEC Perchlorate
Potential Description:	OTH, SED, SOIL, SURFW
Alias Name:	LA BORDE CANYON
Alias Type:	Alternate Name
Alias Name:	110033607826
Alias Type:	EPA (FRS #)
Alias Name:	SLT8R1544172
Alias Type:	GeoTracker Global ID
Alias Name:	P43057
Alias Type:	PCode
Alias Name:	400261
Alias Type:	Project Code (Site Code)
Alias Name:	33370038
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Plan
Completed Date:	11/08/2016
Comments:	Approved
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Document Type: Monitoring Report
Completed Date: 02/14/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/14/2011
Comments: Conditionally approved. Changes to the TM procedures will be noted in the report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/09/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Treatability Study Workplan
Completed Date: 06/28/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/25/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 09/07/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 05/10/2012
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 07/11/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/30/2012
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 01/09/2013

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Comments: Completed. (They had made the agreed upon changes to the FS so we will just close this document out).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/15/2012
Comments: approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Treatability Study Report
Completed Date: 04/09/2013
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/18/2012
Comments: Conditionally approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Feasibility Study Report
Completed Date: 10/24/2013
Comments: Conditionally approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/05/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/27/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/30/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 01/02/2018
Comments: Will be receiving a full draft RDIP so the 90% designs are closed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 08/17/2015
Comments: Approved

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/07/2015
Comments: Completed and distributed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/07/2015
Comments: Approved and distributed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 11/15/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/21/2014
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/29/2014
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 04/27/2015
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/30/2015
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/22/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/24/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Date: 05/03/2017
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/28/2017
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 12/02/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 08/25/2017
Comments: Approved w/comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/16/2018
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 06/27/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/29/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/19/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 07/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 11/06/2018
Comments: Approved

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/15/2019
Comments: approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 10/25/2018
Comments: This was just a preliminary report for decision making. DTSC will receive complete reports later.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 04/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 06/30/1989
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 04/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 12/13/2007
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/18/2007
Comments: Completed and accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 02/20/2008
Comments: Document was approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/02/2008
Comments: Approved with no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Document Type: Remedial Investigation Workplan
Completed Date: 09/30/2008
Comments: Work Plan was approved, but we requested that some of the figures and scales be change and have not received the revised document yet.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 06/10/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Completion Report
Completed Date: 08/19/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 06/29/2009
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/18/2009
Comments: Approved with the condition that they deliver a revised copy with proper scaling of the figures.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 04/15/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 01/09/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/10/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot/Treatability Study Report
Completed Date: 04/15/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Date: 05/06/2009
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 08/19/2009
Comments: Approved. This is for the soil only. The groundwater has been separated into a new WP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 06/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/23/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 03/24/2010
Comments: Approved based on the submittal of an addendum to the original work plan in order to conduct some supplemental fieldwork to address DTSC's comments. That Addendum to the DSI Work Plan will be entered as a new activity.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 11/25/2009
Comments: Approved verbally on September 15, 2009. Letter of approval to be sent today.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 06/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 06/10/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 08/17/2010
Comments: Approved

Completed Area Name: PROJECT WIDE

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 03/29/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 02/17/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/29/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/12/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/24/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Completion Report
Completed Date: 11/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Cost estimate letter sent to RP via regular mail on 09/08/14.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 11/03/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/17/2016

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Comments: Annual Cost Estimate sent to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/08/2015
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 12/05/2016
Comments: Complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 05/28/1993
Comments: Excavation and off-site disposal. Confirmation soil samples indicate that no hazardous waste remain on site. The site was certified with no further action required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/15/2018
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/28/2018
Comments: FY 1819 Estimate: $152,262

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/02/1991
Comments: The 1989 Consent Order was amended to bifurcate the Lockheed Propulsion Beaumont Test Facilities into two sites: Lockheed Propulsion - Beaumont No. 1 (ID #33370039) and Lockheed Propulsion - Beaumont No. 2.(ID#33370038).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 06/30/1989
Comments: ISE

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 12/24/2014
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: De-Certification
Completed Date: 07/15/2003
Comments: De-Certified

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedy Constructed: Operating Properly & Successfully
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2026
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2021
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2021
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Plan
Schedule Due Date: 02/12/2020
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Remedial Action Completion Report
Schedule Due Date: 02/12/2020
Schedule Revised Date: Not reported

ENVIROSTOR:
Name: LOCKHEED PROPULSION-BEAUMONT NO. 2
Address: JACK RABBIT TRAIL
City,State,Zip: BEAUMONT, CA 92223
Facility ID: 33370038
Status: Active
Status Date: 12/15/2006
Site Code: 400261
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 2200
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Daniel Zogaib
Supervisor: Emad Yemut
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 42
Senate: 23
Special Program: Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 33.93
Longitude: -117.0311
APN: NONE SPECIFIED
Past Use: AEROSPACE ROCKET TESTING/LAUNCH
Potential COC: Explosives (UXO, MEC Perchlorate Tetrachloroethylene (PCE 1,4-Dioxane Polychlorinated biphenyls (PCBs, see IRIS
Confirmed COC: Polychlorinated biphenyls (PCBs, see IRIS Tetrachloroethylene (PCE 1,4-Dioxane Explosives (UXO, MEC Perchlorate
Potential Description: OTH, SED, SOIL, SURFW
Alias Name: LA BORDE CANYON
Alias Type: Alternate Name
Alias Name: 110033607826
Alias Type: EPA (FRS #)
Alias Name: SLT8R1544172
Alias Type: GeoTracker Global ID
Alias Name: P43057
Alias Type: PCode
Alias Name: 400261
Alias Type: Project Code (Site Code)
Alias Name: 33370038
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 11/08/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/14/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/14/2011
Comments: Conditionally approved. Changes to the TM procedures will be noted in the report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/09/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Treatability Study Workplan
Completed Date: 06/28/2011
Comments: Approved

Completed Area Name: PROJECT WIDE

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/25/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 09/07/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 05/10/2012
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 07/11/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/30/2012
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 01/09/2013
Comments: Completed. (They had made the agreed upon changes to the FS so we will just close this document out).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/15/2012
Comments: approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Treatability Study Report
Completed Date: 04/09/2013
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/18/2012
Comments: Conditionally approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Feasibility Study Report

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Date: 10/24/2013
Comments: Conditionally approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/05/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/27/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/30/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 01/02/2018
Comments: Will be receiving a full draft RDIP so the 90% designs are closed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 08/17/2015
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/07/2015
Comments: Completed and distributed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/07/2015
Comments: Approved and distributed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 11/15/2013
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/21/2014
Comments: Approved

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/29/2014
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 04/27/2015
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/30/2015
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/22/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/24/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2017
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/28/2017
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 12/02/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 08/25/2017
Comments: Approved w/comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Date: 01/16/2018
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 06/27/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/29/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/19/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 07/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 11/06/2018
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/15/2019
Comments: approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 10/25/2018
Comments: This was just a preliminary report for decision making. DTSC will receive complete reports later.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 04/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 06/30/1989
Comments: Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 04/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 12/13/2007
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/18/2007
Comments: Completed and accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 02/20/2008
Comments: Document was approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/02/2008
Comments: Approved with no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 09/30/2008
Comments: Work Plan was approved, but we requested that some of the figures and scales be change and have not received the revised document yet.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 06/10/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Completion Report
Completed Date: 08/19/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 06/29/2009
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Document Type: Other Report
Completed Date: 03/18/2009
Comments: Approved with the condition that they deliver a revised copy with proper scaling of the figures.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 04/15/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 01/09/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/10/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot/Treatability Study Report
Completed Date: 04/15/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/06/2009
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 08/19/2009
Comments: Approved. This is for the soil only. The groundwater has been separated into a new WP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 06/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/23/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Date: 03/24/2010
Comments: Approved based on the submittal of an addendum to the original work plan in order to conduct some supplemental fieldwork to address DTSC's comments. That Addendum to the DSI Work Plan will be entered as a new activity.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 11/25/2009
Comments: Approved verbally on September 15, 2009. Letter of approval to be sent today.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 06/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 06/10/2009
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 08/17/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Workplan
Completed Date: 03/29/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 02/17/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/29/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/12/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Completed Document Type: Monitoring Report
Completed Date: 08/24/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Completion Report
Completed Date: 11/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/15/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Cost estimate letter sent to RP via regular mail on 09/08/14.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 11/03/2016
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/17/2016
Comments: Annual Cost Estimate sent to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/08/2015
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 12/05/2016
Comments: Complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 05/28/1993
Comments: Excavation and off-site disposal. Confirmation soil samples indicate

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

that no hazardous waste remain on site. The site was certified with no further action required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/15/2018
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/28/2018
Comments: FY 1819 Estimate: $152,262

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/02/1991
Comments: The 1989 Consent Order was amended to bifurcate the Lockheed Propulsion Beaumont Test Facilities into two sites: Lockheed Propulsion - Beaumont No. 1 (ID #33370039) and Lockheed Propulsion - Beaumont No. 2.(ID#33370038).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 06/30/1989
Comments: ISE

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 12/24/2014
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: De-Certification
Completed Date: 07/15/2003
Comments: De-Certified

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedy Constructed: Operating Properly & Successfully
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2026
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2021
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Future Due Date:	2021
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Operations and Maintenance Plan
Schedule Due Date:	02/12/2020
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Remedial Action Completion Report
Schedule Due Date:	02/12/2020
Schedule Revised Date:	Not reported

Calsite:

Name:	LOCKHEED PROPULSION-BEAUMONT NO. 2
Address:	JACK RABBIT TRAIL
City:	BEAUMONT
Region:	CYPRESS
Facility ID:	33370038
Facility Type:	RP
Type:	RESPONSIBLE PARTY
Branch:	SB
Branch Name:	SO CAL - CYPRESS
File Name:	Not reported
State Senate District:	05281993
Status:	CERTIFIED AS HAVING BEEN REMEDIED SATISFACTORILY UNDER DTSC OVERSIGHT
Status Name:	CERTIFIED
Lead Agency:	DEPT OF TOXIC SUBSTANCES CONTROL
NPL:	Not Listed
SIC Code:	37
SIC Name:	MANU - TRANSPORTATION EQUIPMENT
Access:	Not reported
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported
Groundwater Contamination:	Suspected
Staff Member Responsible for Site:	DZOGAIB
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	Not reported
Region Water Control Board Name:	Not reported
Lat/Long Direction:	Not reported
Lat/Long (dms):	0 0 0 / 0 0 0
Lat/long Method:	Not reported
Lat/Long Description:	Not reported
State Assembly District Code:	65
State Senate District Code:	37
Facility ID:	33370038
Activity:	PPP
Activity Name:	PUBLIC PARTICIPATION PLAN
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06301989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	33370038
Activity:	FRA
Activity Name:	FINAL REMEDIAL ACTION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	04301993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	33370038
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	SOIL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	04301993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	816 TONS OF NON-HAZARDOUS WASTE WERE REMOVED.
For Commercial Reuse:	0

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	33370038
Activity:	RIFS
Activity Name:	REMEDIAL INVESTIGATION / FEASIBILITY STUDY
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	04301993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	33370038
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	05281993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Alternate Address:	JACK RABBIT TRAIL
Alternate City,St,Zip:	BEAUMONT, CA 92223
Background Info:	during Lockheed's operation include: solvents,purgeable organics, Historically, the predominant activity at this site was ranch-ing. In the 1950s, the Grand Central Rocket Company purchased the land & began a remote testing facility for space and defense

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

programs. The Lockheed Propulsion Company purchased the property in 1960, and began operations at the testing facility in 1963.
The Beaumont facility is comprised of two sites. Site No. 1 consists of approximately 9,100 acres and is the area where the majority of the testing activities were conducted. Site No. 2, consisting of 2,500 acres, is located approximately five miles from Site No. 1. The two sites were used for the processing, testing, and disposal of solid rocket propellant, among other products, in the 1960s, and early 1970s. Operations at the facility ceased in 1974. Between 1974, and 1986, portions of the overall site were used for sheep ranching and training of heavy equipment operators. These practices were ceased when the potential for contamination was discovered.
Hazardous substances that were stored and/or released onsite trichloroethylene (TCE), 1,1-dichloroethylene (1,1-DCE), 1,1-dichloroethane (1,1-DCA), 1,1,1-trichloroethane (1,1,1-TCA), and beryllium.
A Consent Order was signed in June 1989. A Preliminary Assessment/Site Inspection and limited remedial investigation were then conducted at the site. After careful consideration, it was agreed by both Lockheed and DHS to split the facility into two separate sites. A revised Consent Order was signed in late 1990, reflecting the split of the site.
Principal areas of concern at Site No. 2 include the propellant burn area, garbage disposal site,the final assembly building, test bay, and other miscellaneous facilities.
The RI/FS for this site indicated that levels of contaminants were very low and do not present any health concern.
Routes of exposure are through inhalation from soil vapor and through consumption of groundwater. Both are very unlikely because the site is located in a very remote area. The only possible receptor at this time is the Oncot (kangaroo rat) which is an endangered species. The kangaroo rat is more densely populated at Site No. 1.

Comments Date: 01011990
Comments: This is the date the site was first listed pursuant to
Comments Date: 01011990
Comments: section 25356.
Comments Date: 05281993
Comments: Excavation and off-site disposal. Confirmation soil samples
Comments Date: 05281993
Comments: indicate that no hazardous waste remain on site. The site
Comments Date: 05281993
Comments: was certified with no further action required.
Comments Date: 07012003
Comments: Reopen site investigation due to perchlorate detection at the
Comments Date: 07012003
Comments: site.
Comments Date: 07251991
Comments: Former testing facility for space and defense equipment.
Comments Date: 07251991
Comments: Contaminants include 1,1-DCE, TCE, 1,1,1-TCA, 1,1-DCA,
Comments Date: 07251991
Comments: 1,2-DCA, and 1,2-DCE.
ID Name: BEP DATABASE PCODE
ID Value: P43057
ID Name: CALSTARS CODE

LOCKHEED PROPULSION-BEAUMONT NO. 2 (Continued) **S101481567**

ID Value: 400261
Alternate Name: LOCKHEED PROPULSION-BEAUMONT NO. 2
Alternate Name: Not reported
Special Programs Code: Not reported
Special Programs Name: Not reported

CORTESE:
Name: LOCKHEED PROPULSION-BEAUMONT NO. 2
Address: JACK RABBIT TRAIL
City,State,Zip: BEAUMONT, CA 92223
Region: CORTESE
Envirostor Id: 33370038
Global ID: Not reported
Site/Facility Type: STATE RESPONSE
Cleanup Status: ACTIVE
Status Date: 12/15/2006
Site Code: 400261
Latitude: 33.93
Longitude: -117.03111
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: envirostor
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Haz Waste & Substances Sites

HIST CORTESE:
edr_fname: LOCKHEED PROPULSION-BEAUM
edr_fadd1: JACK RABBIT TRAIL
City,State,Zip: BEAUMONT, CA 92223
Region: CORTESE
Facility County Code: 33
Reg By: CALSI
Reg Id: 33370038

B12 **HIDDEN CANYON RESIDENTIAL DEVELOPMENT PROJECT (TM** **CERS** **S123508706**
ESE **N/A**
> 1 **BEAUMONT, CA**
1.040 mi.
5489 ft. **Site 3 of 4 in cluster B**

Relative:
Higher

Actual:
2361 ft.

CERS:
Name: HIDDEN CANYON RESIDENTIAL DEVELOPMENT PROJECT (TM 32747 AND TM 31843)
Address: Not reported
City,State,Zip: BEAUMONT, CA
Site ID: 317117
CERS ID: 783359
CERS Description: Wetlands - Fill and Dredge Material

B13 **HIDDEN CANYON RESIDENTIAL DEVELOPMENT PROJECT (TM** **CIWQS** **S121643953**
ESE **N/A**
> 1 **BEAUMONT, CA**
1.040 mi.
5489 ft. **Site 4 of 4 in cluster B**

Relative: **Higher**
Actual: **2361 ft.**

CIWQS:

Name:	HIDDEN CANYON RESIDENTIAL DEVELOPMENT PROJECT (TM 32747 AND TM 31843)
Address:	Not reported
City,State,Zip:	BEAUMONT, CA
Agency:	CRV-SC Beaumont Partners, LLC
Agency Address:	Not reported
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Historical
Regulatory Measure Type:	401 Certification
Order Number:	Not reported
WDID:	Not reported
NPDES Number:	Not reported
Adoption Date:	10/24/2006
Effective Date:	10/24/2006
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.93185
Longitude:	-117.0303

E14 **TRACT MAP 36426** **CERS** **S123507396**
ESE **N/A**
> 1 **BEAUMONT, CA**
1.160 mi.
6124 ft. **Site 1 of 3 in cluster E**

Relative: **Higher**
Actual: **2363 ft.**

CERS:

Name:	TRACT MAP 36426
Address:	Not reported
City,State,Zip:	BEAUMONT, CA
Site ID:	270498
CERS ID:	793834
CERS Description:	Wetlands - Fill and Dredge Material

F15 **EMERGENCY BRIDGE REPLACEMENT AT MP 558.96 YUMA SUB** **CERS** **S123531820**
ENE **N/A**
> 1 **BEAUMONT, CA 92223**
1.168 mi.
6169 ft. **Site 1 of 2 in cluster F**

Relative: **Lower**
Actual: **2321 ft.**

CERS:

Name:	EMERGENCY BRIDGE REPLACEMENT AT MP 558.96 YUMA SUBDIVISION
Address:	Not reported
City,State,Zip:	BEAUMONT, CA 92223

EMERGENCY BRIDGE REPLACEMENT AT MP 558.96 YUMA SUBDIVISION (Continued) **S123531820**

Site ID: 518436
CERS ID: 856402
CERS Description: Wetlands - Fill and Dredge Material

F16 **EMERGENCY BRIDGE REPLACEMENT AT MP 558.96 YUMA SUB** **CIWQS** **S123405023**
ENE **N/A**
> 1 **BEAUMONT, CA 92223**
1.168 mi.
6169 ft. **Site 2 of 2 in cluster F**

Relative: **Lower**
Actual: **2321 ft.**

CIWQS:

Name:	EMERGENCY BRIDGE REPLACEMENT AT MP 558.96 YUMA SUBDIVISION
Address:	Not reported
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Union Pacific Railroad Company Omaha
Agency Address:	1400 Douglas Street, Omaha, NE 68179
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Active
Regulatory Measure Type:	Enrollee - 401 Certification
Order Number:	RGP 63
WDID:	63-332019-03
NPDES Number:	Not reported
Adoption Date:	Not reported
Effective Date:	02/22/2019
Termination Date:	Not reported
Expiration/Review Date:	08/20/2019
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.943436
Longitude:	-117.029556

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17 **SCE EL CASCO SYSTEM PROJECT** **CIWQS** **S110735963**
East **SAN TIMOTEO CANYON RD** **N/A**
> 1 **BEAUMONT, CA 92223**
1.169 mi.
6171 ft.

Relative: **Higher**
Actual: **2371 ft.**

CIWQS:

Name:	SCE EL CASCO SYSTEM PROJECT
Address:	SAN TIMOTEO CANYON RD
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Southern California Edison
Agency Address:	2244 Walnut Grove Ave GO 1 Quad 2C, Rosemead, CA 91770
Place/Project Type:	Construction - Above Ground, Utility, Electrical
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction

SCE EL CASCO SYSTEM PROJECT (Continued) **S110735963**

Order Number:	2009-0009-DWQ
WDID:	8 33C355499
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	06/02/2009
Termination Date:	03/11/2014
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.93417
Longitude:	-117.0275

E18 **HIDDEN CANYON INDUSTRIAL PARK** **CERS** **S123506718**
ESE **N/A**
> 1 **, CA**
1.170 mi.
6176 ft. **Site 2 of 3 in cluster E**

Relative: CERS:
Higher

Name:	HIDDEN CANYON INDUSTRIAL PARK
Address:	Not reported
City,State,Zip:	CA
Site ID:	265144
CERS ID:	800713
CERS Description:	Wetlands - Fill and Dredge Material

Actual:
2356 ft.

E19 **HIDDEN CANYON INDUSTRIAL PARK** **CIWQS** **S120029825**
ESE **N/A**
> 1 **RIVERSIDE (County), CA**
1.170 mi.
6176 ft. **Site 3 of 3 in cluster E**

Relative: CIWQS:
Higher

Name:	HIDDEN CANYON INDUSTRIAL PARK
Address:	Not reported
City,State,Zip:	CA
Agency:	Exser LLC
Agency Address:	10551 Wilshire Boulevard, Los Angeles, CA 90024
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Historical
Regulatory Measure Type:	401 Certification
Order Number:	Not reported
WDID:	Not reported
NPDES Number:	Not reported
Adoption Date:	05/29/2014
Effective Date:	05/29/2014
Termination Date:	05/28/2019
Expiration/Review Date:	Not reported
Design Flow:	Not reported

Actual:
2356 ft.

HIDDEN CANYON INDUSTRIAL PARK (Continued) **S120029825**

Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.929444
Longitude:	-117.028889

G20 **POTRERO BRIDGE PROJECT** **CIWQS** **S121665336**
East **N/A**
> 1
1.216 mi.
6422 ft. **RIVERSIDE (County), CA**

Site 1 of 2 in cluster G

Relative:
Higher

Actual:
2370 ft.

CIWQS:

Name:	POTRERO BRIDGE PROJECT
Address:	Not reported
City,State,Zip:	CA
Agency:	Beaumont City
Agency Address:	550 East 6th Street, Beaumont, CA 92223
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Historical
Regulatory Measure Type:	401 Certification
Order Number:	Not reported
WDID:	Not reported
NPDES Number:	Not reported
Adoption Date:	05/27/2008
Effective Date:	05/27/2008
Termination Date:	Not reported
Expiration/Review Date:	05/27/2018
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.938611
Longitude:	-117.026833

G21 **POTRERO BRIDGE PROJECT** **CERS** **S123509134**
East **N/A**
> 1
1.216 mi.
6422 ft. **, CA**

Site 2 of 2 in cluster G

Relative:
Higher

Actual:
2370 ft.

CERS:

Name:	POTRERO BRIDGE PROJECT
Address:	Not reported
City,State,Zip:	CA
Site ID:	324052
CERS ID:	779393
CERS Description:	Wetlands - Fill and Dredge Material

22
NNE
> 1
1.261 mi.
6657 ft.

FAIRWAY CANYON
WEST OF CHERRY VALLEY BOULEVARD, SOUTH OF STOCKTON STREET
BEAUMONT, CA 92223

CIWQS **S120028795**
CERS **N/A**

Relative:
Higher

Actual:
2459 ft.

CIWQS:

Name:	FAIRWAY CANYON
Address:	WEST OF CHERRY VALLEY BOULEVARD, SOUTH OF STOCKTON STREET
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Western Pacific Housing Inc
Agency Address:	2280 Wardlow Circle Suite 100, Corona, CA 92880
Place/Project Type:	Construction
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C379006
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	02/22/2017
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.953128
Longitude:	-117.040512

CERS:

Name:	FAIRWAY CANYON
Address:	WEST OF CHERRY VALLEY BOULEVARD, SOUTH OF STOCKTON STREET
City,State,Zip:	BEAUMONT, CA 92223
Site ID:	531726
CERS ID:	852395
CERS Description:	Construction Storm Water

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	08-09-2018
Violations Found:	No
Eval Type:	Construction Storm Water Compliance Evaluation
Eval Notes:	Drive-by inspection. Weather was partly cloudy. Silt fence and windscreen around perimeter. Sandbags protecting storm drains, with more available, along with fiber rolls. Waste bins onsite, toilets in secondary containment. Vertical construction looks almost done in some parts, not started yet in others.
Eval Division:	Water Boards
Eval Program:	CONSTW
Eval Source:	SMARTS

Affiliation:

Affiliation Type Desc:	Owner/Operator
Entity Name:	Western Pacific Housing Inc

FAIRWAY CANYON (Continued) **S120028795**

Entity Title:	Operator
Affiliation Address:	2280 Wardlow Circle Suite 100
Affiliation City:	Corona
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92880
Affiliation Phone:	Not reported

H23 **TRACT 27971** **NPDES S123170349**
East **TRACT 27971** **CIWQS N/A**
> 1 **BEAUMONT, CA 92223** **CERS**
1.280 mi.
6759 ft. **Site 1 of 3 in cluster H**

Relative: **Higher**

Actual: **2417 ft.**

NPDES:

Name:	TRACT 27971
Address:	TRACT 27971
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Active
NPDES Number:	CAS000002
Region:	8
Agency Number:	0
Regulatory Measure ID:	502939
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 33C385372
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	11/30/2018
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	680 Newport Center Drive
Discharge Name:	RSI Communities California LLC
Discharge City:	Newport Beach
Discharge State:	California
Discharge Zip:	92660
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

Name:	TRACT 27971
Address:	TRACT 27971
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C385372
Regulatory Measure Type:	Construction

TRACT 27971 (Continued) **S123170349**

Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	11/30/2018
Operator Name:	RSI Communities California LLC
Operator Address:	680 Newport Center Drive
Operator City:	Newport Beach
Operator State:	California
Operator Zip:	92660

CIWQS:

Name:	TRACT 27971
Address:	TRACT 27971
City,State,Zip:	BEAUMONT, CA 92223
Agency:	RSI Communities California LLC
Agency Address:	680 Newport Center Drive 3rd Floor, Newport Beach, CA 92660
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C385372
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	11/30/2018
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.9374
Longitude:	-117.02554

CERS:

Name:	TRACT 27971
Address:	TRACT 27971
City,State,Zip:	BEAUMONT, CA 92223
Site ID:	544752
CERS ID:	868035
CERS Description:	Construction Storm Water

Affiliation:

Affiliation Type Desc:	Owner/Operator
Entity Name:	RSI Communities California LLC

TRACT 27971 (Continued) **S123170349**

Entity Title:	Operator
Affiliation Address:	680 Newport Center Drive3rd Floor
Affiliation City:	Newport Beach
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92660
Affiliation Phone:	Not reported

H24 **TRACT 27971 - HEARTLAND** **CIWQS** **S120037517**
East **TRACT NO. 27971** **N/A**
> 1 **BEAUMONT, CA 92223**
1.280 mi.
6759 ft. **Site 2 of 3 in cluster H**

Relative: **Higher**
Actual: **2417 ft.**

CIWQS:

Name:	TRACT 27971 - HEARTLAND
Address:	TRACT NO. 27971
City,State,Zip:	BEAUMONT, CA 92223
Agency:	RSI Communities Heartland LLC
Agency Address:	680 Newport Center Drive 3rd Floor, Newport Beach, CA 92660
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C378804
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	01/27/2017
Termination Date:	01/18/2019
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.9374
Longitude:	-117.025538

H25 **HEARTLAND** **NPDES** **S112142225**
East **SW POTRERO AND OAK VALLEY BLVD** **CIWQS** **N/A**
> 1 **BEAUMONT, CA 92223**
1.301 mi.
6868 ft. **Site 3 of 3 in cluster H**

Relative: **Higher**
Actual: **2404 ft.**

NPDES:

Name:	HEARTLAND
Address:	SW POTRERO AND OAK VALLEY BLVD
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported

HEARTLAND (Continued) **S112142225**

Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C364044
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	02/01/2017
Operator Name:	LV Heartland LLC
Operator Address:	1100 Glendon Ave
Operator City:	Los Angeles
Operator State:	California
Operator Zip:	90024

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Terminated
Agency Number:	0
Region:	8
Regulatory Measure ID:	427698
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C364044
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	07/11/2012
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	01/23/2017
Discharge Name:	LV Heartland LLC
Discharge Address:	1100 Glendon Ave
Discharge City:	Los Angeles
Discharge State:	California
Discharge Zip:	90024
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported

HEARTLAND (Continued) **S112142225**

Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	427698
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C364044
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	01/23/2017

HEARTLAND (Continued) **S112142225**

Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	06/12/2012
Processed Date:	07/11/2012
Status:	Terminated
Status Date:	02/01/2017
Place Size:	417
Place Size Unit:	Acres
Contact:	Eric Hoffman
Contact Title:	Not reported
Contact Phone:	949-307-3430
Contact Phone Ext:	Not reported
Contact Email:	eric.hoffman@lamcollc.com
Operator Name:	LV Heartland LLC
Operator Address:	1100 Glendon Ave
Operator City:	Los Angeles
Operator State:	California
Operator Zip:	90024
Operator Contact:	Eric Hoffman
Operator Contact Title:	Not reported
Operator Contact Phone:	949-307-3430
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	eric.hoffman@lamcollc.com
Operator Type:	Private Business
Developer:	LV Heartland LLC
Developer Address:	3121 Michelson Drive
Developer City:	Irvine
Developer State:	California
Developer Zip:	90024
Developer Contact:	Eric Hoffman
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Y
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Y
Receiving Water Name:	San Timoteo Creek
Certifier:	Eric Hoffman
Certifier Title:	Not reported

HEARTLAND (Continued) **S112142225**

Certification Date: 12-JUN-12
Primary Sic: Not reported
Secondary Sic: Not reported
Tertiary Sic: Not reported

Name: HEARTLAND
Address: SW POTRERO AND OAK VALLEY BLVD
City,State,Zip: BEAUMONT, CA 92223
Facility Status: Terminated
NPDES Number: CAS000002
Region: 8
Agency Number: 0
Regulatory Measure ID: 427698
Place ID: Not reported
Order Number: 2009-0009-DWQ
WDID: 8 33C364044
Regulatory Measure Type: Enrollee
Program Type: Construction
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 07/11/2012
Termination Date Of Regulatory Measure: 01/23/2017
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: 1100 Glendon Ave
Discharge Name: LV Heartland LLC
Discharge City: Los Angeles
Discharge State: California
Discharge Zip: 90024
Status: Not reported
Status Date: Not reported
Operator Name: Not reported
Operator Address: Not reported
Operator City: Not reported
Operator State: Not reported
Operator Zip: Not reported

NPDES as of 03/2018:
NPDES Number: CAS000002
Status: Terminated
Agency Number: 0
Region: 8
Regulatory Measure ID: 427698
Order Number: 2009-0009-DWQ
Regulatory Measure Type: Enrollee
Place ID: Not reported
WDID: 8 33C364044
Program Type: Construction
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 07/11/2012
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: 01/23/2017
Discharge Name: LV Heartland LLC
Discharge Address: 1100 Glendon Ave
Discharge City: Los Angeles
Discharge State: California
Discharge Zip: 90024
Received Date: Not reported
Processed Date: Not reported

HEARTLAND (Continued) **S112142225**

Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported

HEARTLAND (Continued) **S112142225**

Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	427698
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C364044
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	01/23/2017
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	06/12/2012
Processed Date:	07/11/2012
Status:	Terminated
Status Date:	02/01/2017
Place Size:	417
Place Size Unit:	Acres
Contact:	Eric Hoffman
Contact Title:	Not reported
Contact Phone:	949-307-3430
Contact Phone Ext:	Not reported
Contact Email:	eric.hoffman@lamcollc.com
Operator Name:	LV Heartland LLC
Operator Address:	1100 Glendon Ave
Operator City:	Los Angeles
Operator State:	California
Operator Zip:	90024
Operator Contact:	Eric Hoffman
Operator Contact Title:	Not reported
Operator Contact Phone:	949-307-3430
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	eric.hoffman@lamcollc.com
Operator Type:	Private Business
Developer:	LV Heartland LLC
Developer Address:	3121 Michelson Drive
Developer City:	Irvine
Developer State:	California
Developer Zip:	90024
Developer Contact:	Eric Hoffman
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported

HEARTLAND (Continued) **S112142225**

Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Y
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Y
Receiving Water Name:	San Timoteo Creek
Certifier:	Eric Hoffman
Certifier Title:	Not reported
Certification Date:	12-JUN-12
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	HEARTLAND
Address:	SW POTRERO AND OAK VALLEY BLVD
City,State,Zip:	BEAUMONT, CA 92223
Agency:	LV Heartland LLC
Agency Address:	1100 Glendon Ave 14th Floor, Los Angeles, CA 90024
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C364044
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	07/11/2012
Termination Date:	01/23/2017
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	2
Violations within 5 years:	1
Latitude:	33.93771
Longitude:	-117.02521

I26 East > 1 1.304 mi. 6887 ft. **HEARTLAND RESIDENTIAL DEVELOPMENT PROJECT (TRACT M BETWEEN OAK VALLEY PARKWAY AT POTRERO BLVD AND I-10 BEAUMONT, CA 92223** **CIWQS S121643486 CERS N/A**

Site 1 of 2 in cluster I

Relative: Higher

Actual: 2361 ft.

CIWQS:

Name:	HEARTLAND RESIDENTIAL DEVELOPMENT PROJECT (TRACT MAP 27971)
Address:	BETWEEN OAK VALLEY PARKWAY AT POTRERO BLVD AND I-10
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Lennar Homes of California, Inc Corona

HEARTLAND RESIDENTIAL DEVELOPMENT PROJECT (TRACT MAP 27971) (Continued) **S121643486**

Agency Address:	391 North Main Street 300, Corona, CA 92880-1247
Place/Project Type:	Dredge/Fill Site
SIC/NAICS:	Not reported
Region:	8
Program:	CERFILLEXC
Regulatory Measure Status:	Historical
Regulatory Measure Type:	401 Certification
Order Number:	Not reported
WDID:	Not reported
NPDES Number:	Not reported
Adoption Date:	04/28/2005
Effective Date:	Not reported
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.938611
Longitude:	-117.025278

CERS:

Name:	HEARTLAND RESIDENTIAL DEVELOPMENT PROJECT (TRACT MAP 27971)
Address:	BETWEEN OAK VALLEY PARKWAY AT POTRERO BLVD AND I-10
City,State,Zip:	BEAUMONT, CA 92223
Site ID:	265104
CERS ID:	628414
CERS Description:	Wetlands - Fill and Dredge Material

Affiliation:

Affiliation Type Desc:	Land Owner
Entity Name:	LV Heartland LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

I27 **SUNCAL HEARTLAND LLC** **CIWQS** **S121452727**
East **BETWEEN OAK VALLEY PARKWAY AT POTRERO BLVD AND I-10** **N/A**
> 1 **BEAUMONT, CA 92223**
1.304 mi.
6887 ft. **Site 2 of 2 in cluster I**

Relative:
Higher

Actual:
2361 ft.

CIWQS:

Name:	SUNCAL HEARTLAND LLC
Address:	BETWEEN OAK VALLEY PARKWAY AT POTRERO BLVD AND I-10
City,State,Zip:	BEAUMONT, CA 92223
Agency:	SunCal Heartland LLC
Agency Address:	2392 Morse Ave, Irvine, CA 92614
Place/Project Type:	Construction
SIC/NAICS:	Not reported
Region:	8

SUNCAL HEARTLAND LLC (Continued) **S121452727**

Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C339343
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	02/02/2006
Termination Date:	08/27/2012
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.938611
Longitude:	-117.025278

J28 **SDC FAIRWAY CANYON LLC** **NPDES** **S112242036**
North **N OF SAN TIMOTEO RD W OF CHAMPIONS** **CIWQS** **N/A**
> 1 **BEAUMONT, CA 92320** **CERS**
1.308 mi.
6905 ft. **Site 1 of 3 in cluster J**

Relative:
Higher

Actual:
2432 ft.

NPDES:

Name:	SDC FAIRWAY CANYON LLC
Address:	N OF SAN TIMOTEO RD W OF CHAMPIONS
City,State,Zip:	BEAUMONT, CA 92320
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C364442
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	08/24/2012
Operator Name:	SDC Fairway Canyon LLC
Operator Address:	2392 Morse Avenue
Operator City:	Irvine
Operator State:	California
Operator Zip:	92614

NPDES as of 03/2018:

NPDES Number:	Not reported

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	430235
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C364442
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/17/2012
Processed Date:	08/24/2012
Status:	Active
Status Date:	08/24/2012
Place Size:	339.88
Place Size Unit:	Acres
Contact:	Steve Rasinski
Contact Title:	Not reported
Contact Phone:	949-456-1222
Contact Phone Ext:	Not reported
Contact Email:	SteveR@SoCalSandbags.com
Operator Name:	SDC Fairway Canyon LLC
Operator Address:	2392 Morse Avenue
Operator City:	Irvine
Operator State:	California
Operator Zip:	92614
Operator Contact:	Bruce Cook
Operator Contact Title:	Not reported
Operator Contact Phone:	949-777-4000
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	JSuslavage@ArgentManagementLLC.com
Operator Type:	Private Business
Developer:	SDC Fairway Canyon LLC
Developer Address:	2392 Morse Avenue
Developer City:	Irvine
Developer State:	California
Developer Zip:	92614
Developer Contact:	Bruce Cook
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	Y
Constype Recons Ind:	N
Constype Residential Ind:	Y
Constype Transport Ind:	Y
Constype Utility Description:	Not reported
Constype Utility Ind:	Y
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	San Timoteo Creek
Certifier:	Bruce Cook
Certifier Title:	Not reported
Certification Date:	17-AUG-12
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	430235
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C364442
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/24/2012
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	SDC Fairway Canyon LLC
Discharge Address:	2392 Morse Avenue
Discharge City:	Irvine
Discharge State:	California
Discharge Zip:	92614
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	SDC FAIRWAY CANYON LLC
Address:	N OF SAN TIMOTEO RD W OF CHAMPIONS
City,State,Zip:	BEAUMONT, CA 92320
Facility Status:	Active
NPDES Number:	CAS000002
Region:	8
Agency Number:	0
Regulatory Measure ID:	430235
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 33C364442
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/24/2012
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	2392 Morse Avenue
Discharge Name:	SDC Fairway Canyon LLC

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

Discharge City:	Irvine
Discharge State:	California
Discharge Zip:	92614
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	430235
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C364442
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/17/2012
Processed Date:	08/24/2012
Status:	Active
Status Date:	08/24/2012
Place Size:	339.88
Place Size Unit:	Acres
Contact:	Steve Rasinski
Contact Title:	Not reported
Contact Phone:	949-456-1222
Contact Phone Ext:	Not reported
Contact Email:	SteveR@SoCalSandbags.com
Operator Name:	SDC Fairway Canyon LLC
Operator Address:	2392 Morse Avenue
Operator City:	Irvine
Operator State:	California
Operator Zip:	92614
Operator Contact:	Bruce Cook
Operator Contact Title:	Not reported
Operator Contact Phone:	949-777-4000
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	JSuslavage@ArgentManagementLLC.com
Operator Type:	Private Business
Developer:	SDC Fairway Canyon LLC
Developer Address:	2392 Morse Avenue
Developer City:	Irvine
Developer State:	California
Developer Zip:	92614

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

Developer Contact:	Bruce Cook
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	Y
Constype Recons Ind:	N
Constype Residential Ind:	Y
Constype Transport Ind:	Y
Constype Utility Description:	Not reported
Constype Utility Ind:	Y
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	San Timoteo Creek
Certifier:	Bruce Cook
Certifier Title:	Not reported
Certification Date:	17-AUG-12
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	430235
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C364442
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/24/2012
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	SDC Fairway Canyon LLC
Discharge Address:	2392 Morse Avenue
Discharge City:	Irvine
Discharge State:	California
Discharge Zip:	92614
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	SDC FAIRWAY CANYON LLC
Address:	N OF SAN TIMOTEO RD W OF CHAMPIONS
City,State,Zip:	BEAUMONT, CA 92320
Agency:	SDC Fairway Canyon LLC
Agency Address:	2392 Morse Avenue, Irvine, CA 92614
Place/Project Type:	Construction - Other, Utility, Transportation, Residential

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C364442
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	08/24/2012
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	1
Latitude:	33.9546
Longitude:	-117.0442

CERS:

Name:	SDC FAIRWAY CANYON LLC
Address:	N OF SAN TIMOTEO RD W OF CHAMPIONS
City,State,Zip:	BEAUMONT, CA 92320
Site ID:	542091
CERS ID:	818790
CERS Description:	Construction Storm Water

Violations:

Site ID:	542091
Site Name:	SDC Fairway Canyon LLC
Violation Date:	10-19-2016
Citation:	2009-0009-DWQ - Construction General Permit
Violation Description:	SW - Deficient BMP Implementation
Violation Notes:	Lack of runoff control and soil stabilization, i.e., no off lot down drains.
Violation Division:	Water Boards
Violation Program:	CONSTW
Violation Source:	SMARTS

Evaluation:

Eval General Type:	Complaint Inspection
Eval Date:	10-19-2016
Violations Found:	Yes
Eval Type:	Industrial Storm Water Complaint Inspection
Eval Notes:	The western part of this of site was the focus of this inspection. It has been graded to the lot level and the developer is currently trying to sell it to a home builder. It is currently in due diligence to DR Horton. It has many sediment traps. Most lots are without runoff erosion control. Very little of the site has erosion control as required for non-active areas. There are a few lots with runoff BMPs, but most lots have no BMP to control runoff from the lot to the street. There are three cul-de-sacs that discharge off site and they should be where runoff monitoring definitely occurs whenever there is a discharge and >0.5" rain. There is one set of lots across from the new trailer that has a long silt fence, but little else of required

SDC FAIRWAY CANYON LLC (Continued) **S112242036**

effective erosion and sediment controls. That area might also discharge offsite and need to be monitored. There is one large area that drains to two extremely large basin. The area that drains to the basins has some areas that could erode a lot, but is essentially undeveloped land. It will be mass graded sometime in the future for residential development.

Eval Division: Water Boards
Eval Program: CONSTW
Eval Source: SMARTS

Affiliation:
Affiliation Type Desc: Owner/Operator
Entity Name: SDC Fairway Canyon LLC
Entity Title: Operator
Affiliation Address: 2392 Morse Avenue
Affiliation City: Irvine
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92614
Affiliation Phone: Not reported

J29 **OAK VALLEY TRACT 31462** **CIWQS** **S121452241**
North **N OF SAN TIMOTEO RD W OF CHAMPIONS DR** **N/A**
> 1 **BEAUMONT, CA 92320**
1.308 mi.
6905 ft. **Site 2 of 3 in cluster J**

Relative: **Higher**
Actual: **2432 ft.**

CIWQS:
Name: OAK VALLEY TRACT 31462
Address: N OF SAN TIMOTEO RD W OF CHAMPIONS DR
City,State,Zip: BEAUMONT, CA 92320
Agency: LB L SunCal Oak Valley LLC
Agency Address: 2392 Morse Ave, Irvine, CA 92614
Place/Project Type: Construction - Other, Utility, Transportation, Residential
SIC/NAICS: Not reported
Region: 8
Program: CONSTW
Regulatory Measure Status: Terminated
Regulatory Measure Type: Storm water construction
Order Number: 2009-0009-DWQ
WDID: 8 33C329129
NPDES Number: CAS000002
Adoption Date: Not reported
Effective Date: 08/04/2004
Termination Date: 08/27/2012
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: 33.9546
Longitude: -117.0442

J30 **WOODSIDE FAIRWAY CANYONS** **NPDES** **S117847065**
North **NORTH OF SAN TIMOTEO RD AND WEST OF CHAMPIONS DR** **CIWQS** **N/A**
> 1 **BEAUMONT, CA 92223** **CERS**
1.367 mi.
7219 ft. **Site 3 of 3 in cluster J**

Relative:
Higher

Actual:
2372 ft.

NPDES:

Name:	WOODSIDE FAIRWAY CANYONS
Address:	NORTH OF SAN TIMOTEO RD AND WEST OF CHAMPIONS DR
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Active
NPDES Number:	CAS000002
Region:	8
Agency Number:	0
Regulatory Measure ID:	454427
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 33C372766
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	04/28/2015
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	11870 Pierce Street suite 250
Discharge Name:	Woodside 05S LP
Discharge City:	Riverside
Discharge State:	California
Discharge Zip:	92505
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	454427
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C372766
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	04/24/2015
Processed Date:	04/28/2015
Status:	Active

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Status Date:	04/28/2015
Place Size:	41.62
Place Size Unit:	Acres
Contact:	Tim McGinnis
Contact Title:	Not reported
Contact Phone:	951-710-1900
Contact Phone Ext:	Not reported
Contact Email:	timm@woodside-homes.com
Operator Name:	Woodside 05S LP
Operator Address:	11870 Pierce Street suite 250
Operator City:	Riverside
Operator State:	California
Operator Zip:	92505
Operator Contact:	Tim McGinnis
Operator Contact Title:	Not reported
Operator Contact Phone:	951-710-1900
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	timm@woodside-homes.com
Operator Type:	Private Business
Developer:	Woodside 05S LP
Developer Address:	11870 Pierce Street suite 250
Developer City:	Riverside
Developer State:	California
Developer Zip:	92505
Developer Contact:	Tim McGinnis
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	951-710-1900
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	Y
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	San Timoteo Creek
Certifier:	Tim Mcginnis
Certifier Title:	Mr
Certification Date:	24-APR-15
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Active
Agency Number:	0

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Region:	8
Regulatory Measure ID:	454427
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C372766
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	04/28/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Woodside 05S LP
Discharge Address:	11870 Pierce Street suite 250
Discharge City:	Riverside
Discharge State:	California
Discharge Zip:	92505
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	WOODSIDE FAIRWAY CANYONS
Address:	NORTH OF SAN TIMOTEO RD AND WEST OF CHAMPIONS DR
City,State,Zip:	BEAUMONT, CA 92223
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C372766
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	04/28/2015
Operator Name:	Woodside 05S LP
Operator Address:	11870 Pierce Street suite 250
Operator City:	Riverside
Operator State:	California
Operator Zip:	92505

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	454427
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C372766
Program Type:	Not reported

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	04/24/2015
Processed Date:	04/28/2015
Status:	Active
Status Date:	04/28/2015
Place Size:	41.62
Place Size Unit:	Acres
Contact:	Tim McGinnis
Contact Title:	Not reported
Contact Phone:	951-710-1900
Contact Phone Ext:	Not reported
Contact Email:	timm@woodside-homes.com
Operator Name:	Woodside 05S LP
Operator Address:	11870 Pierce Street suite 250
Operator City:	Riverside
Operator State:	California
Operator Zip:	92505
Operator Contact:	Tim McGinnis
Operator Contact Title:	Not reported
Operator Contact Phone:	951-710-1900
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	timm@woodside-homes.com
Operator Type:	Private Business
Developer:	Woodside 05S LP
Developer Address:	11870 Pierce Street suite 250
Developer City:	Riverside
Developer State:	California
Developer Zip:	92505
Developer Contact:	Tim McGinnis
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	951-710-1900
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	Y
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Dir Discharge Uswater Ind:	N
Receiving Water Name:	San Timoteo Creek
Certifier:	Tim Mcginnis
Certifier Title:	Mr
Certification Date:	24-APR-15
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	454427
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C372766
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	04/28/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Woodside 05S LP
Discharge Address:	11870 Pierce Street suite 250
Discharge City:	Riverside
Discharge State:	California
Discharge Zip:	92505
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	WOODSIDE FAIRWAY CANYONS
Address:	NORTH OF SAN TIMOTEO RD AND WEST OF CHAMPIONS DR
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Woodside 05S LP
Agency Address:	11870 Pierce Street suite 250, Riverside, CA 92505
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C372766
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	04/28/2015
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	1
Violations within 5 years:	7
Latitude:	33.95539
Longitude:	-117.0436

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

CERS:
Name: WOODSIDE FAIRWAY CANYONS
Address: NORTH OF SAN TIMOTEO RD AND WEST OF CHAMPIONS DR
City,State,Zip: BEAUMONT, CA 92223
Site ID: 546987
CERS ID: 834991
CERS Description: Construction Storm Water

Violations:
Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 10-19-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: End of Smith Avenue had no perimeter control, inlet protection completely missing.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 12-16-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: Ineffective perimeter control
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 10-19-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: lack of runoff control and soil stabilization BMPs on lots along Jacobson Road and Lyle Lane, i.e., no down drains off lots.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 10-19-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SWPPP
Violation Notes: Site staff cannot show any information in the SWPPP describing location for monitoring for turbidity and pH. Site map in SMARTS shows 148 lots, but site staff stated there are only 60 lots.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 10-19-2016
Citation: 2009-0009-DWQ - Construction General Permit

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Violation Description: SW - Deficient BMP Implementation
Violation Notes: insufficient perimeter controls from areas of vertical construction.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 10-19-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: insufficient soil cover in areas that have not been active for more than 2 weeks
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Site ID: 546987
Site Name: Woodside Fairway Canyons
Violation Date: 12-16-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: Ineffective erosion control in combination with sediment control
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Evaluation:
Eval General Type: Complaint Inspection
Eval Date: 10-19-2016
Violations Found: Yes
Eval Type: Industrial Storm Water Complaint Inspection
Eval Notes: Site map in SMARTS shows 148 lots, but superintendent stated the site had only 60 lots. This discrepency should be explained. The area along Jacobson Road as it drains into Smith Avenue had a well-installed silt fence backed up by gravel bags several high with very large check dams upstream. But the lots along Jacobson Road, which were at approximately 5 percent slope uphill appeared to have no runoff control or soil stabilization as required. There was vertical construction occuring along Smith Avenue, but the only perimeter control was one inlet protected. There was no other appropriate erosion or sediment control installed as required. The complaint was actually a year old, but RB staff did notice some blowing dust, the cause of the compaint. The inlet at the end of Smith Avenue was unprotected. The runoff then goes to a basin next to the golf course, but the basin is offsite. One street is called Lyle Lane and RB staff told site staff that there was no runoff control from each of the lots along the steep street, as required. Site staff could not determine the location where water quality sampling for turbidity and pH had to be done. Site staff should verify that project documents include all discharge points so they can characterize project discharges, as required.
Eval Division: Water Boards
Eval Program: CONSTW
Eval Source: SMARTS

Eval General Type: Compliance Sampling Inspection

WOODSIDE FAIRWAY CANYONS (Continued) **S117847065**

Eval Date:	12-16-2016
Violations Found:	Yes
Eval Type:	Industrial Storm Water Compliance Sampling
Eval Notes:	Drove around the site on a rainy day although it had stopped raining at the point that I arrived. Site had installed perimeter control around the part of the site that I visited, most of it being silt fence. There is another part of the site that I didn't visit, but will next time. Part of the perimeter control was really perimeter gravel bags. Along one fairly steep street there is no provision to allow the flow off the lots and out of the parkway or to prevent the flow in the parkway from eroding. There was significant erosion behind a double row of gravel bags set along the curb. The flow continued down the parkway and began to settle out behind some silt fence. Some of the flow came underneath the silt fence, over the curb and into the gutter. There was chocolate milk-colored water on the outside of the silt fence and behind a check dam that was just upstream from an inlet. The silt fence and gravel bags are not in the class of sediment controls that are effective enough to desilt clay particles from the flow. The site is in violation of 1) not having appropriate erosion controls in conjunction with sediment controls and 2) not having effective perimeter controls. Went to meet site superintendant and spoke about issue with the erosion. He said he'd take a look. He also showed me a map of the moniotoring points that had recently been updated.
Eval Division:	Water Boards
Eval Program:	CONSTW
Eval Source:	SMARTS

Enforcement Action:

Site ID:	546987
Site Name:	Woodside Fairway Canyons
Site Address:	NORTH OF SAN TIMOTEO RD AND WEST OF CHAMPIONS DR
Site City:	BEAUMONT
Site Zip:	92223
Enf Action Date:	10-28-2016
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	Notification of violations found during an inspection and request to respond within 2 weeks explaining how they have or will come into compliance.
Enf Action Division:	Water Boards
Enf Action Program:	CONSTW
Enf Action Source:	SMARTS

Affiliation:

Affiliation Type Desc:	Owner/Operator
Entity Name:	Woodside 05S LP
Entity Title:	Operator
Affiliation Address:	11870 Pierce Street suite 250
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92505
Affiliation Phone:	Not reported

K31
ENE
> 1
1.423 mi.
7512 ft.

UPPER OAK LIFT STATION
35980 OAK VALLEY PKWY
BEAUMONT, CA 92223

Site 1 of 7 in cluster K

FINDS **1023209244**
N/A

Relative:
Higher

Actual:
2358 ft.

FINDS:

Registry ID: 110064945662

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

K32
ENE
> 1
1.426 mi.
7530 ft.

MORONGO GOLF CLUB @ TUKWET CANYON
35990 SAN TIMOTEO CANYON RD
BEAUMONT, CA 92223

Site 2 of 7 in cluster K

CERS HAZ WASTE **S123499357**
CERS TANKS **N/A**
CERS

Relative:
Higher

Actual:
2359 ft.

CERS HAZ WASTE:
Name: MORONGO GOLF CLUB @ TUKWET CANYON
Address: 35990 SAN TIMOTEO CANYON RD
City,State,Zip: BEAUMONT, CA 92223
Site ID: 113420
CERS ID: 10321204
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: MORONGO GOLF CLUB @ TUKWET CANYON
Address: 35990 SAN TIMOTEO CANYON RD
City,State,Zip: BEAUMONT, CA 92223
Site ID: 113420
CERS ID: 10321204
CERS Description: Aboveground Petroleum Storage

CERS:
Name: MORONGO GOLF CLUB @ TUKWET CANYON
Address: 35990 SAN TIMOTEO CANYON RD
City,State,Zip: BEAUMONT, CA 92223
Site ID: 113420
CERS ID: 10321204
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 113420
Site Name: Morongo Golf Club @ Tukwet Canyon
Violation Date: 01-29-2016
Citation: 40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description: Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.
Violation Notes: Returned to compliance on 06/17/2016.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **S123499357**

Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	01-29-2016
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description:	Failure to properly handle, manage, label, and recycle used oil and fuel filters.
Violation Notes:	Returned to compliance on 06/17/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	01-29-2016
Citation:	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description:	Failure to comply with all of the following requirements: 1. Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility. 2. Failure to sign written procedures and/or a record of inspections and/or customary business records by the appropriate supervisor or inspector. 3. Failure to keep written procedures and/or a record of inspections and/or customary business records with the plan. AND 4. Failure to maintain written procedures and/or a record of inspections and/or customary business records for three years.
Violation Notes:	Returned to compliance on 06/17/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	APSA
Violation Source:	CERS

Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	01-29-2016
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 06/17/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	01-29-2016
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Notes:	Returned to compliance on 06/17/2016.
Violation Division:	Riverside County Department of Env Health

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **S123499357**

Violation Program:	HW
Violation Source:	CERS
Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	01-29-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 06/17/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	01-29-2016
Citation:	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description:	Failure to provide training regarding: 1. The operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. AND 5. The contents of the SPCC Plan.
Violation Notes:	Returned to compliance on 06/17/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	APSA
Violation Source:	CERS
Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	03-05-2019
Citation:	HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
Violation Description:	Failure to properly manage used oil and/or fuel filters in accordance with the requirements.
Violation Notes:	Returned to compliance on 04/05/2019. OBSERVATION: Observed used oil/fuel filters with an accumulation start date dating back to 10/2016. CORRECTIVE ACTION: Owner/operator shall have filters picked up by a registered hazardous waste transporter.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	113420
Site Name:	Morongo Golf Club @ Tukwet Canyon
Violation Date:	03-05-2019
Citation:	HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Description:	Failure to comply with one or more of the following requirements: 1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector. 2. Keep written procedures and records of inspections and integrity tests for at least three years. 3. Keep comparison records.

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **S123499357**

Violation Notes: Returned to compliance on 04/05/2019.
Violation Division: Riverside County Department of Env Health
Violation Program: APSA
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: APSA
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-05-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-05-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: APSA
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-05-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Fire extinguishers last serviced: 03/14/2019.
Eval Division: Riverside County Department of Env Health

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **S123499357**

Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-05-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: APSA
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-05-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-17-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-17-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 113420
Site Name: Morongo Golf Club @ Tukwet Canyon
Site Address: 35990 SAN TIMOTEO CANYON RD
Site City: BEAUMONT
Site Zip: 92223
Enf Action Date: 01-29-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: APSA
Enf Action Source: CERS

Site ID: 113420
Site Name: Morongo Golf Club @ Tukwet Canyon
Site Address: 35990 SAN TIMOTEO CANYON RD
Site City: BEAUMONT

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **S123499357**

Site Zip: 92223
Enf Action Date: 01-29-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 113420
Site Name: Morongo Golf Club @ Tukwet Canyon
Site Address: 35990 SAN TIMOTEO CANYON RD
Site City: BEAUMONT
Site Zip: 92223
Enf Action Date: 01-29-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 36211 Champion Dr.
Affiliation City: Beaumont
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92223
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055

Affiliation Type Desc: Document Preparer
Entity Name: Julio Silva
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: East Valley Golf Club
Entity Title: Not reported
Affiliation Address: Not reported

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **S123499357**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Morongo Golf Club @ Tukwet Canyon
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 282-0365
Affiliation Type Desc:	Environmental Contact
Entity Name:	Julio Silva
Entity Title:	Not reported
Affiliation Address:	36211 Champion Dr.
Affiliation City:	Beaumont
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92223
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Julio Silva
Entity Title:	Golf Course Superintendent
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Morongo Golf Club @ Tukwet Canyon
Entity Title:	Not reported
Affiliation Address:	36211 Champion Dr.
Affiliation City:	Beaumont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92223
Affiliation Phone:	(951) 845-0014

K33 **MORONGO GOLF CLUB AT TUKWET CANYON** **HAZNET** **S118937277**
ENE **35990 OAK VALLEY PKWY** **N/A**
> 1 **BEAUMONT, CA 92223**
1.426 mi.
7530 ft. **Site 3 of 7 in cluster K**

Relative: **Higher**
Actual: **2359 ft.**

HAZNET:

Name:	MORONGO GOLF CLUB AT TUKWET CANYON
Address:	35990 OAK VALLEY PKWY
City,State,Zip:	BEAUMONT, CA 92223
Year:	2015

MORONGO GOLF CLUB AT TUKWET CANYON (Continued) **S118937277**

GEPAID:	CAL000383401
Contact:	JULIO SILVA
Telephone:	9512820365
Mailing Name:	Not reported
Mailing Address:	36211 CHAMPIONS DR
Mailing City,St,Zip:	BEAUMONT, CA 92223
Gen County:	Riverside
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Tons:	0.418
CA Waste Code:	221-Waste oil and mixed oil
Method:	H039-Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Riverside

K34 **EAST VALLEY GOLF CLUB** **FINDS** **1023253592**
ENE **35990 SAN TIMOTEO CANYON RD** **N/A**
> 1 **BEAUMONT, CA 92223**
1.426 mi.
7530 ft. **Site 4 of 7 in cluster K**

Relative: **Higher**

Actual: **2359 ft.**

FINDS:

Registry ID: 110065424491

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

K35 **MORONGO GOLF CLUB @ TUKWET CANYON** **AST** **A100422515**
ENE **35990 SAN TIMOTEO CANYON RD** **N/A**
> 1 **BEAUMONT, CA 92223**
1.426 mi.
7530 ft. **Site 5 of 7 in cluster K**

Relative: **Higher**

Actual: **2359 ft.**

AST:

Name:	MORONGO GOLF CLUB @ TUKWET CANYON
Address:	35990 SAN TIMOTEO CANYON RD
City/Zip:	BEAUMONT,92223
Certified Unified Program Agencies:	Not reported
Owner:	Morongo Band of Mission Indians
Total Gallons:	Not reported
CERSID:	10321204
Facility ID:	Not reported
Business Name:	East Valley Golf Club
Phone:	9518450014
Fax:	Not reported
Mailing Address:	36211 Champion Dr
Mailing Address City:	Beaumont
Mailing Address State:	CA
Mailing Address Zip Code:	92223
Operator Name:	Morongo Band of Mission Indians
Operator Phone:	9518450014

MORONGO GOLF CLUB @ TUKWET CANYON (Continued) **A100422515**

Owner Phone:	9517555180
Owner Mail Address:	35990 San Timoteo Canyon Rd
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000383401

K36 **MORONGO GOLF CLUB AT TUKWET CANYON** **FINDS** **1024623395**
ENE **35990 OAK VALLEY PKWY** **ECHO** **N/A**
> 1 **BEAUMONT, CA 92223**
1.426 mi.
7530 ft. **Site 6 of 7 in cluster K**

Relative: Higher

Actual: 2359 ft.

FINDS:

Registry ID: 110070411782

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1024623395
Registry ID:	110070411782
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070411782

K37 **MORONGO GOLF CLUB AT TUKWET CANYON** **RCRA NonGen / NLR** **1024837620**
ENE **35990 OAK VALLEY PKWY** **CAL000383401**
> 1 **BEAUMONT, CA 92223**
1.426 mi.
7530 ft. **Site 7 of 7 in cluster K**

Relative: Higher

Actual: 2359 ft.

RCRA NonGen / NLR:

Date form received by agency:	2013-03-11 00:00:00.0
Facility name:	MORONGO GOLF CLUB AT TUKWET CANYON
Facility address:	35990 OAK VALLEY PKWY BEAUMONT, CA 92223
EPA ID:	CAL000383401
Mailing address:	36211 CHAMPIONS DR BEAUMONT, CA 92223
Contact:	JULIO SILVA

MORONGO GOLF CLUB AT TUKWET CANYON (Continued) **1024837620**

Contact address:	36211 CHAMPIONS DR BEAUMONT, CA 92223
Contact country:	Not reported
Contact telephone:	951-282-0365
Contact email:	JSILVA@TUKWETCANYON.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	MORONGO BAND OF MISSION INDIANS
Owner/operator address:	12700 PUMARRA RD BANNING, CA 92220
Owner/operator country:	Not reported
Owner/operator telephone:	951-755-5280
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	JULIO SILVA
Owner/operator address:	36211 CHAMPIONS DR BEAUMONT, CA 92223
Owner/operator country:	Not reported
Owner/operator telephone:	951-282-0365
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

L38 **LABORDE CANYON (FORMER LOCKHEED MARTIN BEAUMONT SI** **CERS** **S123522235**
SSW **96501 JACK RABBIT** **N/A**
> 1 **BEAUMONT, CA 92223**
1.439 mi.
7597 ft. **Site 1 of 2 in cluster L**

Relative:
Lower

Actual:
2059 ft.

CERS:

Name:	LABORDE CANYON (FORMER LOCKHEED MARTIN BEAUMONT SITE 2)
Address:	96501 JACK RABBIT
City,State,Zip:	BEAUMONT, CA 92223
Site ID:	443892
CERS ID:	846504
CERS Description:	Tanks & Ground Water Clean Up

Affiliation:

Affiliation Type Desc:	Owner and Operator
Entity Name:	Lockheed Martin Corp
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

L39 **LABORDE CANYON (FORMER LOCKHEED MARTIN BEAUMONT SI** **CIWQS** **S123168264**
SSW **96501 JACK RABBIT TRAIL** **N/A**
> 1 **BEAUMONT, CA 92223**
1.439 mi.
7597 ft. **Site 2 of 2 in cluster L**

Relative:
Lower

Actual:
2059 ft.

CIWQS:

Name:	LABORDE CANYON (FORMER LOCKHEED MARTIN BEAUMONT SITE 2)
Address:	96501 JACK RABBIT TRAIL
City,State,Zip:	BEAUMONT, CA 92223
Agency:	Lockheed Martin Corp
Agency Address:	2550 North Hollywood Way 406, Burbank, CA 91505-1072
Place/Project Type:	Habitat Restoration Area
SIC/NAICS:	Not reported
Region:	8
Program:	SLIC
Regulatory Measure Status:	Active
Regulatory Measure Type:	Enrollee - WDR
Order Number:	R8-2018-0092
WDID:	8 362999001
NPDES Number:	Not reported
Adoption Date:	Not reported
Effective Date:	12/11/2018
Termination Date:	Not reported
Expiration/Review Date:	10/19/2028
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	B
TTWQ:	3
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.91569
Longitude:	-117.05429

40
NNE
> 1
1.455 mi.
7681 ft.

Z BEST CONCRETE
35573 STOCKTON AVE
BEAUMONT, CA 92223

HAZNET **S112947500**
N/A

Relative:
Higher

Actual:
2376 ft.

HAZNET:

Name:	Z BEST CONCRETE
Address:	35573 STOCKTON AVE
City,State,Zip:	BEAUMONT, CA 92223
Year:	2005
GEPAID:	CAC002593666
Contact:	PETE FAUST
Telephone:	9517741870
Mailing Name:	Not reported
Mailing Address:	2575 MAIN ST
Mailing City,St,Zip:	RIVERSIDE, CA 92501
Gen County:	Riverside
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Tons:	0.612
CA Waste Code:	343-Unspecified organic liquid mixture
Method:	H01-Transfer Station
Facility County:	Riverside

Name:	Z BEST CONCRETE
Address:	35573 STOCKTON AVE
City,State,Zip:	BEAUMONT, CA 92223
Year:	2005
GEPAID:	CAC002593666
Contact:	PETE FAUST
Telephone:	9517741870
Mailing Name:	Not reported
Mailing Address:	2575 MAIN ST
Mailing City,St,Zip:	RIVERSIDE, CA 92501
Gen County:	Riverside
TSD EPA ID:	CAD982444481
TSD County:	San Bernardino
Tons:	0.34
CA Waste Code:	343-Unspecified organic liquid mixture
Method:	R01-Recycler
Facility County:	Riverside

41
NE
> 1
1.486 mi.
7845 ft.

36211 CHAMPION DR.
BEAUMONT, CA

CHMIRS **S108404279**
N/A

Relative:
Higher

Actual:
2404 ft.

CHMIRS:

Name:	Not reported
Address:	36211 CHAMPION DR.
City,State,Zip:	BEAUMONT, CA
OES Incident Number:	5-4319
OES notification:	07/21/2005
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported

(Continued) **S108404279**

Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2005
Agency:	Riverside Co. Environmental Health HazMat
Incident Date:	7/21/200512:00:00 AM
Admin Agency:	Riverside County Environmental Health
Amount:	Not reported
Contained:	Yes
Site Type:	Other
E Date:	Not reported
Substance:	Aviation Fuel
Gallons:	45
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	1
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported

(Continued) **S108404279**

Comments: Not reported
Description: Released when a small, private plane crashed in an undeveloped housing area near a golf course. The pilot has been transported with injuries from the crash.

42
NE
> 1
1.812 mi.
9566 ft.

PLANTATION ON THE LAKE
10961 DESERT LAWN DRIVE
CALIMESA, CA 92320

CHMIRS **S113998687**
Cortese **N/A**
CIWQS

Relative:
Higher

Actual:
2401 ft.

CHMIRS:

Name:	Not reported
Address:	10961 DESERT LAWN DR #221
City,State,Zip:	CALIMESA, CA 92320
OES Incident Number:	13-1768
OES notification:	03/23/2013
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Residence
Cleanup By:	Contractor
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Oz.
Other:	Not reported
Date/Time:	940
Year:	2013
Agency:	Riverside Co Env Health Hazmat
Incident Date:	3/23/2013

PLANTATION ON THE LAKE (Continued) **S113998687**

Admin Agency:	Riverside County Environmental Health
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Mercury - Liquid, Elemental Type
Quantity Released:	5
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	During cleaning of a residential garage a container was dropped causing the release, material flowed onto concrete, Calfire handled containment and contractor will perform clean up.

CORTESE:

Name:	PLANTATION ON THE LAKE
Address:	10961 DESERT LAWN DRIVE
City,State,Zip:	CALIMESA, CA
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	Not reported
Site/Facility Type:	Not reported
Cleanup Status:	Not reported
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	CORTESE
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Cease Desist Orders & Cleanup Abatement Orders

CIWQS:

Name:	PLANTATION ON THE LAKE

PLANTATION ON THE LAKE (Continued) **S113998687**

Address:	10961 DESERT LAWN DRIVE
City,State,Zip:	CALIMESA, CA 92320
Agency:	Plantation on the Lake
Agency Address:	10961 Desert Lawn Drive, Calimesa, CA 92320
Place/Project Type:	Mobile Home Park
SIC/NAICS:	1521(+)
Region:	8
Program:	WDRMUNIOTH
Regulatory Measure Status:	Historical
Regulatory Measure Type:	WDR
Order Number:	84-069
WDID:	8 332193001
NPDES Number:	Not reported
Adoption Date:	07/13/1984
Effective Date:	07/13/1984
Termination Date:	07/19/2001
Expiration/Review Date:	07/10/1999
Design Flow:	0.0001
Major/Minor:	Not reported
Complexity:	C
TTWQ:	3
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

---

43 **OAK VALLEY ELEMENTARY NO. 1** **ENVIROSTOR** **S118756705**
NE **CHAMPIONS DRIVE/DESERT LAWN DRIVE** **SCH** **N/A**
> 1 **BEAUMONT, CA 92320**
2.030 mi.
10720 ft.

Relative:
Higher

Actual:
2449 ft.

ENVIROSTOR:

Name:	OAK VALLEY ELEMENTARY NO. 1
Address:	CHAMPIONS DRIVE/DESERT LAWN DRIVE
City,State,Zip:	BEAUMONT, CA 92320
Facility ID:	33010051
Status:	No Action Required
Status Date:	10/30/2001
Site Code:	404290
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	12
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	42
Senate:	23
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.953
Longitude:	-117.019
APN:	NONE SPECIFIED

OAK VALLEY ELEMENTARY NO. 1 (Continued) **S118756705**

Past Use: AGRICULTURAL - ROW CROPS
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: BEAUMONT UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: BEAUMONT USD-OAK VALLEY ELEM # 1
Alias Type: Alternate Name
Alias Name: OAK VALLEY ELEMENTARY #1
Alias Type: Alternate Name
Alias Name: 404290
Alias Type: Project Code (Site Code)
Alias Name: 33010051
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/30/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/25/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: OAK VALLEY ELEMENTARY NO. 1
Address: CHAMPIONS DRIVE/DESERT LAWN DRIVE
City,State,Zip: BEAUMONT, CA 92320
Facility ID: 33010051
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 12
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404290
Assembly: 42

OAK VALLEY ELEMENTARY NO. 1 (Continued) **S118756705**

Senate:	23
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	10/30/2001
Restricted Use:	NO
Funding:	School District
Latitude:	33.953
Longitude:	-117.019
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	BEAUMONT UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	BEAUMONT USD-OAK VALLEY ELEM # 1
Alias Type:	Alternate Name
Alias Name:	OAK VALLEY ELEMENTARY #1
Alias Type:	Alternate Name
Alias Name:	404290
Alias Type:	Project Code (Site Code)
Alias Name:	33010051
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	10/30/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	06/25/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

44
NNE
> 1
2.283 mi.
12055 ft.

SUMMERWIND K-8 PROJECT **ENVIROSTOR** **S123133183**
ROBERTS ROAD & CHERRY VALLEY BOULEVARD **SCH** **N/A**
CALIMESA, CA 92320

Relative:
Higher

Actual:
2363 ft.

ENVIROSTOR:

Name:	SUMMERWIND K-8 PROJECT
Address:	ROBERTS ROAD & CHERRY VALLEY BOULEVARD
City,State,Zip:	CALIMESA, CA 92320
Facility ID:	60002703

SUMMERWIND K-8 PROJECT (Continued) **S123133183**

Status: No Further Action
Status Date: 10/04/2018
Site Code: 404952
Site Type: School Investigation
Site Type Detailed: School
Acres: 20.9
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Greg Sweel
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: , 42
Senate: , 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.96808
Longitude: -117.0430
APN: 413-290-037
Past Use: AGRICULTURAL - LIVESTOCK
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: SOIL
Alias Name: 413-290-037
Alias Type: APN
Alias Name: 404952
Alias Type: Project Code (Site Code)
Alias Name: 60002703
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/04/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/15/2018
Comments: Received final signed application for Phase I ESA.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

SUMMERWIND K-8 PROJECT (Continued) **S123133183**

Name:	SUMMERWIND K-8 PROJECT
Address:	ROBERTS ROAD & CHERRY VALLEY BOULEVARD
City,State,Zip:	CALIMESA, CA 92320
Facility ID:	60002703
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	20.9
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Greg Sweel
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404952
Assembly:	, 42
Senate:	, 23
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	10/04/2018
Restricted Use:	NO
Funding:	School District
Latitude:	33.96808
Longitude:	-117.0430
APN:	413-290-037
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	No Contaminants found
Potential Description:	SOIL
Alias Name:	413-290-037
Alias Type:	APN
Alias Name:	404952
Alias Type:	Project Code (Site Code)
Alias Name:	60002703
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	10/04/2018
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	08/15/2018
Comments:	Received final signed application for Phase I ESA.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported

SUMMERWIND K-8 PROJECT (Continued) **S123133183**

Schedule Revised Date: Not reported

Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BEAUMONT	S108985913	LOOKHEED PROPULSION CO (J)	N/A JACK RABBIT ROAD		CPS-SLIC
BEAUMONT	S106487194	ARCO PIPELINE - BEAUMONT PUMP STAT	OAK TREE CANYON ROAD		CPS-SLIC
BEAUMONT	S124384733	KINDER MORGAN HINDA VALVE, COLTON	OAK VALLEY PARKWAY	92223	CPS-SLIC
BEAUMONT	S108985914	LOCKHEED PROPULSION CO (P)	N/A POTRERO ROAD		CPS-SLIC
REDLANDS	1003877955	UNIVERSAL RUNDEL	OPAL AVE-300 FT. N OF SAN BERN	92373	SEMS-ARCHIVE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/04/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/13/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 6

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/07/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/19/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/19/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 14

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/29/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/29/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/12/2019
Date Data Arrived at EDR: 08/13/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 57

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/13/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 55

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 79

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/12/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/23/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 07/02/2019
Date Data Arrived at EDR: 10/16/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 8
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/16/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 55

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 42

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/12/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/12/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/05/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 79

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/12/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/23/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 79

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/29/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 57

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/24/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/25/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/12/2019
Date Made Active in Reports: 08/15/2019
Number of Days to Update: 64

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 03/26/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 34

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/07/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/25/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/02/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/29/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/16/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 09/24/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 7

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/22/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/28/2019
Date Data Arrived at EDR: 06/28/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 26

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/11/2019
Number of Days to Update: 70

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 7

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/22/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/05/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/09/2019
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/30/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 65

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 89

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/24/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/15/2019
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 58

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/26/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 55

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/15/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 79

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/23/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/07/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/16/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/24/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/09/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/23/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 09/30/2018
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 106

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/23/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/21/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 09/05/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 18

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2019
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 34

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/07/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/20/2019
Date Data Arrived at EDR: 06/20/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 49

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/06/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/03/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/09/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/15/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 85

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2019
Date Data Arrived at EDR: 07/16/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 78

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2019
Next Scheduled EDR Contact: 01/19/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/30/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2019
Date Data Arrived at EDR: 05/29/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 71

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/27/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/06/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 140

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/12/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/30/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/30/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2019
Date Data Arrived at EDR: 09/10/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 37

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/10/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/03/2019
Date Data Arrived at EDR: 06/05/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 90

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 07/06/2019
Date Data Arrived at EDR: 07/09/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/08/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/10/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 79
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 57
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/24/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 68
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/15/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/28/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 55

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/19/2019
Date Data Arrived at EDR: 03/22/2019
Date Made Active in Reports: 04/09/2019
Number of Days to Update: 18

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 65

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 59

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/18/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/22/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 66

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/16/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/07/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 05/29/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 54

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/19/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/19/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/08/2019
Date Data Arrived at EDR: 07/09/2019
Date Made Active in Reports: 09/20/2019
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/08/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 08/15/2019
Number of Days to Update: 65
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/17/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/09/2019
Number of Days to Update: 66
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 08/12/2019
Date Data Arrived at EDR: 08/13/2019
Date Made Active in Reports: 10/16/2019
Number of Days to Update: 64
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/13/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/09/2019
Number of Days to Update: 66
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/12/2019
Date Made Active in Reports: 08/15/2019
Number of Days to Update: 64
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/18/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 65
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/12/2019
Date Made Active in Reports: 08/15/2019
Number of Days to Update: 64

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 65

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 7

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/22/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/11/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/30/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 04/10/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 06/20/2019
Number of Days to Update: 70

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 06/28/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 26

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 08/05/2019
Date Data Arrived at EDR: 08/07/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 63

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/23/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 08/23/2019
Date Made Active in Reports: 10/22/2019
Number of Days to Update: 60

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/26/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 07/30/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 68

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/25/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 06/05/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 47

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/11/2019
Date Data Arrived at EDR: 07/11/2019
Date Made Active in Reports: 09/20/2019
Number of Days to Update: 71

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/09/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/08/2019
Date Data Arrived at EDR: 07/10/2019
Date Made Active in Reports: 09/20/2019
Number of Days to Update: 72

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/19/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 65

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/06/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 63

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 08/16/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/15/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/22/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 65

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/12/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/09/2019
Date Data Arrived at EDR: 07/11/2019
Date Made Active in Reports: 09/20/2019
Number of Days to Update: 71

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/15/2019
Date Data Arrived at EDR: 07/17/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 71

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/16/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/09/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/27/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 42
Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/18/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/27/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/25/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/15/2019
Date Data Arrived at EDR: 07/17/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 19
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/18/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/09/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 64

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/28/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 67

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/25/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 53

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 05/23/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 53

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 07/25/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 62

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/30/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 02/21/2019
Date Data Arrived at EDR: 02/22/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/23/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 64

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/25/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 08/07/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 63
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 08/09/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 61
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 08/06/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 64
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/12/2019
Number of Days to Update: 69
Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64
Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 07/11/2019
Date Made Active in Reports: 09/20/2019
Number of Days to Update: 71
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 07/11/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 74

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/06/2019
Date Data Arrived at EDR: 06/28/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 55

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/01/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/06/2019
Date Data Arrived at EDR: 06/28/2019
Date Made Active in Reports: 09/13/2019
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/01/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/16/2019
Date Data Arrived at EDR: 07/16/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 70

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/16/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/31/2019
Date Data Arrived at EDR: 05/31/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 52

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 65

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/16/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 69

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 67

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/11/2019
Next Scheduled EDR Contact: 12/29/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 08/06/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 08/15/2019
Number of Days to Update: 1

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 07/30/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 67

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 47

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 06/18/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 29

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/02/2019
Date Data Arrived at EDR: 07/02/2019
Date Made Active in Reports: 09/20/2019
Number of Days to Update: 80

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 07/18/2019
Date Data Arrived at EDR: 07/18/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 70

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/15/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 49

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/28/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 07/18/2019
Number of Days to Update: 58

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 65

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 08/12/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 64

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 63

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/21/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/25/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/07/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 63

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/21/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/12/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 42

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/26/2019
Date Data Arrived at EDR: 06/28/2019
Date Made Active in Reports: 07/31/2019
Number of Days to Update: 33

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/25/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 07/26/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 69

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/25/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/14/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 83

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/07/2019
Next Scheduled EDR Contact: 11/25/2019
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/09/2019
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/16/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/06/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

JACK RABBIT TRAIL
JACK RABBIT TRAIL
MORENO VALLEY, CA 92555

TARGET PROPERTY COORDINATES

Latitude (North):	33.935852 - 33° 56' 9.07''
Longitude (West):	117.047752 - 117° 2' 51.91''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	495586.8
UTM Y (Meters):	3754850.2
Elevation:	2337 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640934 EL CASCO, CA
Version Date:	2012
East Map:	5629739 BEAUMONT, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

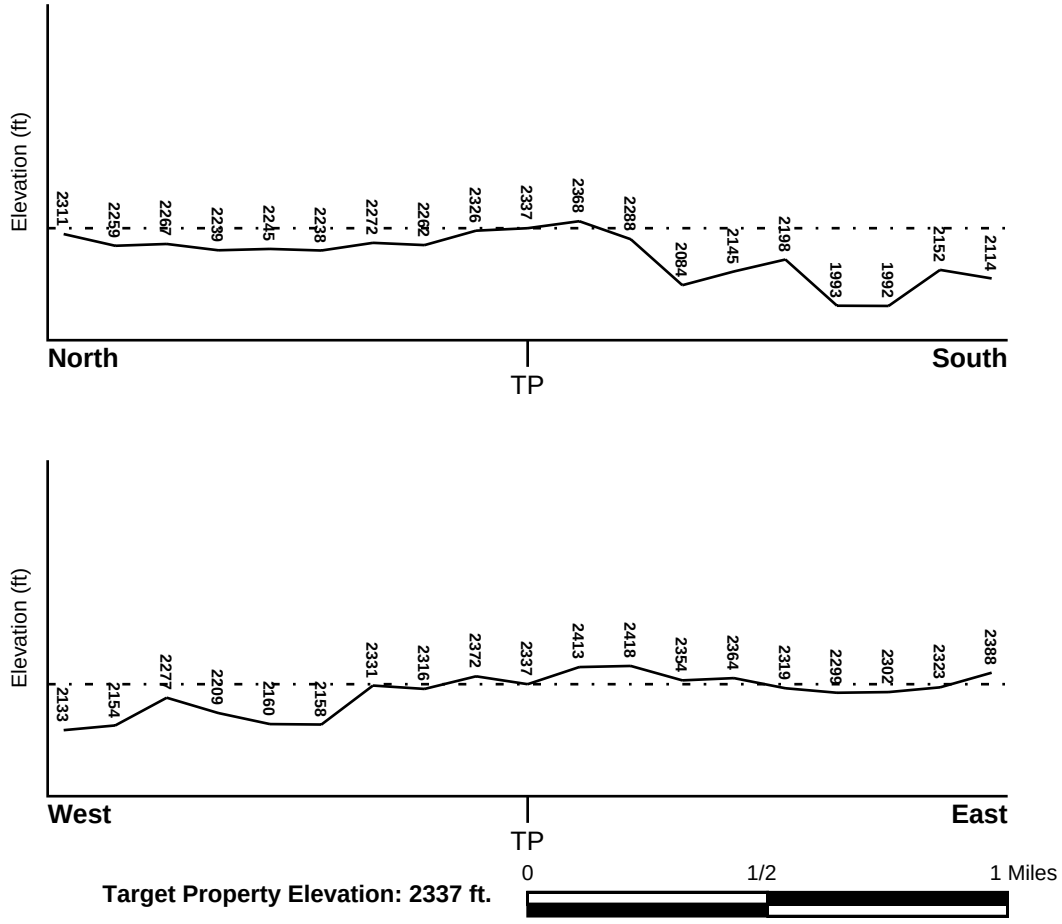
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06065C0795H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
0602450780A	FEMA Q3 Flood data
06065C0785G	FEMA FIRM Flood data
0602450785A	FEMA Q3 Flood data
0602450790B	FEMA Q3 Flood data
0602450795A	FEMA Q3 Flood data
06065C0790H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

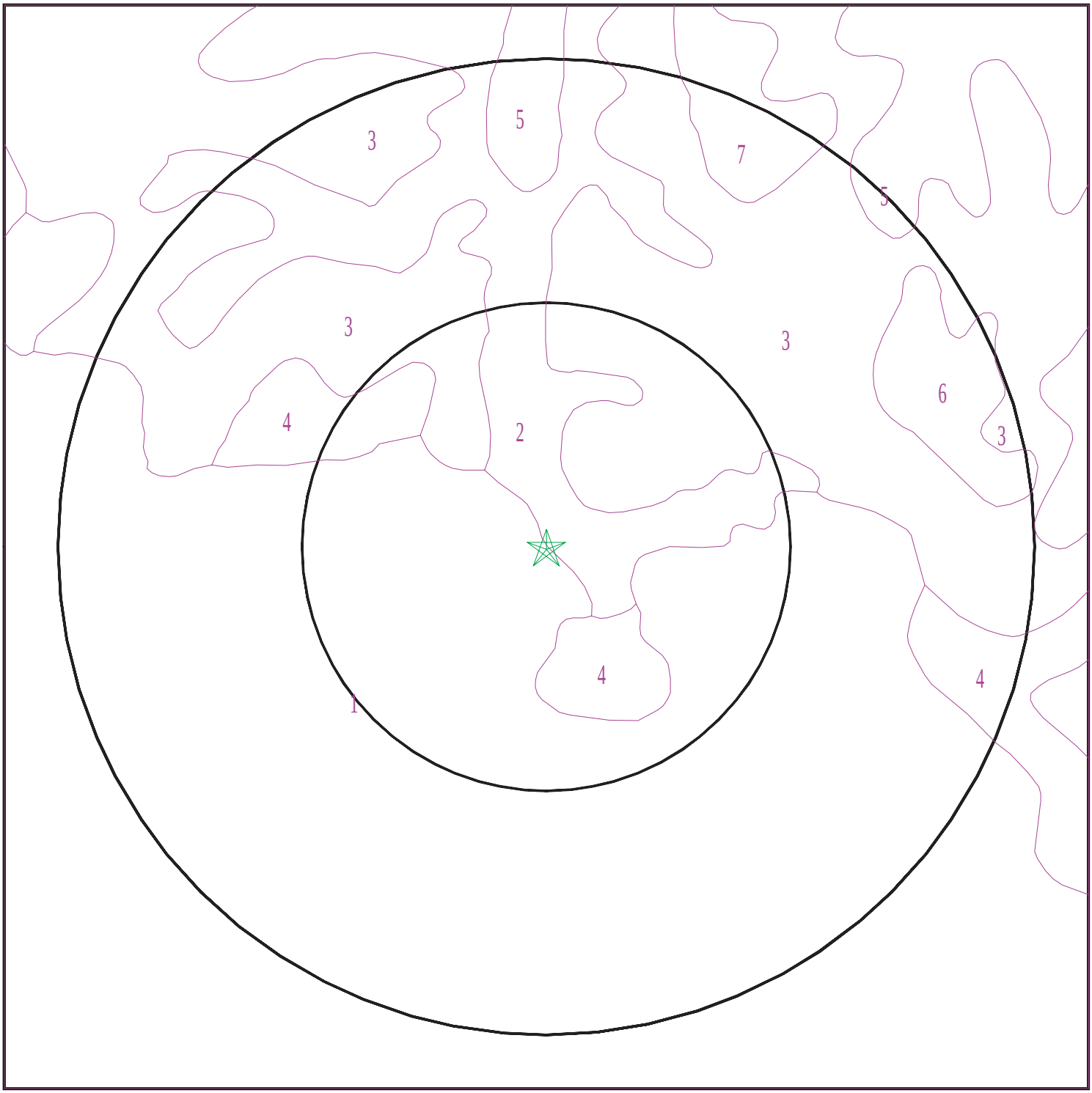
Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5845303.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Jack Rabbit Trail	CLIENT:	McAlister GeoScience
ADDRESS:	Jack Rabbit Trail Moreno Valley CA 92555	CONTACT:	Alexis Ceballos
LAT/LONG:	33.935852 / 117.047752	INQUIRY #:	5845303.2s
		DATE:	October 25, 2019 6:39 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: BADLAND

Soil Surface Texture: unweathered bedrock

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	59 inches	unweathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 2

Soil Component Name: SAN EMIGDIO

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 7.9
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 7.9
3	40 inches	59 inches	stratified sandy loam to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: SAN TIMOTEO

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	9 inches	22 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	22 inches	27 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

Soil Map ID: 4

Soil Component Name: SAN TIMOTEO

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	9 inches	22 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	22 inches	27 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

Soil Map ID: 5

Soil Component Name: SAN EMIGDIO

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 7.9
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 7.9
3	40 inches	59 inches	stratified sandy loam to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 7.9

Soil Map ID: 6

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	7 inches	16 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	16 inches	68 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 7

Soil Component Name: GREENFIELD

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1
2	25 inches	42 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1
3	42 inches	59 inches	loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	2.500
Federal FRDS PWS	Nearest PWS within 1.500 miles
State Database	2.500

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS40000139206	1/2 - 1 Mile North
B4	USGS40000139182	1/2 - 1 Mile ENE
C6	USGS40000139174	1 - 2 Miles East
7	USGS40000139227	1 - 2 Miles NE
D9	USGS40000139281	1 - 2 Miles North
F12	USGS40000139315	1 - 2 Miles North
E13	USGS40000139037	1 - 2 Miles ESE
G14	USGS40000139273	1 - 2 Miles NW
G16	USGS40000139274	1 - 2 Miles NW
18	USGS40000139300	1 - 2 Miles NNW
19	USGS40000139322	2 - 3 Miles NNE
H20	USGS40000139272	2 - 3 Miles NE
H21	USGS40000139278	2 - 3 Miles NE
22	USGS40000139331	2 - 3 Miles NNE
23	USGS40000139334	2 - 3 Miles NNE
24	USGS40000139232	2 - 3 Miles ENE
I25	USGS40000139271	2 - 3 Miles NE
K28	USGS40000139351	2 - 3 Miles NNE
J30	USGS40000139340	2 - 3 Miles NNE
31	USGS40000139384	2 - 3 Miles North
32	USGS40000139191	2 - 3 Miles ENE
33	USGS40000139373	2 - 3 Miles NNE
34	USGS40000139402	2 - 3 Miles North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CADWR8000006194	1/2 - 1 Mile North
B3	CADWR8000006186	1/2 - 1 Mile NE
C5	CADWR8000006183	1 - 2 Miles East
D8	CADWR8000006225	1 - 2 Miles North
E10	CADWR8000006117	1 - 2 Miles ESE
F11	CADWR8000006236	1 - 2 Miles North
G15	CADWR8000006220	1 - 2 Miles NW
G17	CADWR8000006221	1 - 2 Miles NW
I26	2374	2 - 3 Miles NE
J27	CADWR8000006248	2 - 3 Miles NNE
K29	CADWR8000006254	2 - 3 Miles NNE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

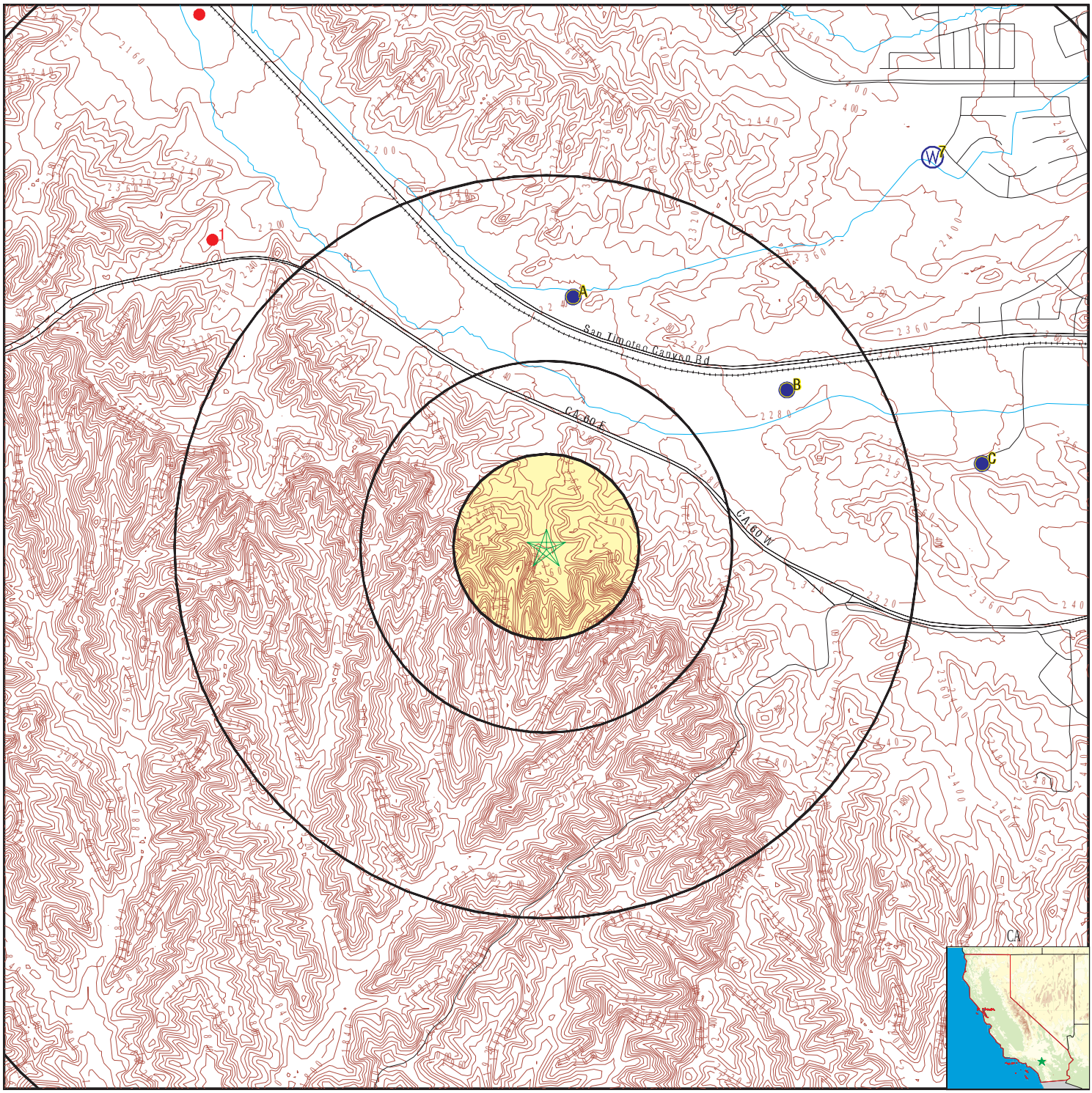
MAP ID	WELL ID	LOCATION FROM TP
1	CAOG13000006413	1 - 2 Miles NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	CAOG13000006414	1 - 2 Miles NNW
3	CAOG13000006385	2 - 3 Miles SW

PHYSICAL SETTING SOURCE MAP - 5845303.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

0 1/4 1/2 1 Miles

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

N

SITE NAME:	Jack Rabbit Trail	CLIENT:	McAlister GeoScience
ADDRESS:	Jack Rabbit Trail Moreno Valley CA 92555	CONTACT:	Alexis Ceballos
		INQUIRY #:	5845303.2s
LAT/LONG:	33.935852 / 117.047752	DATE:	October 25, 2019 6:39 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
North
1/2 - 1 Mile
Lower

CA WELLS **CADWR8000006194**

State Well #:	03S02W01C001S	Station ID:	24543
Well Name:	335645117024201	Well Use:	Observation
Well Type:	Single Well	Well Depth:	1130
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

A2
North
1/2 - 1 Mile
Lower

FED USGS **USGS40000139206**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S002W01C001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19990330	Well Depth:	1130
Well Depth Units:	ft	Well Hole Depth:	1167
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	11	Level reading date:	2004-10-28
Feet below surface:	27.8	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	2004-04-21	Feet below surface:	27.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-11-18	Feet below surface:	30.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-28	Feet below surface:	28.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-05	Feet below surface:	33.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-23	Feet below surface:	30.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-07	Feet below surface:	32.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-15	Feet below surface:	29.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-24	Feet below surface:	32.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-26	Feet below surface:	29.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1999-10-26	Feet below surface:	36.0
Feet to sea level:	Not Reported	Note:	Not Reported

B3
NE
1/2 - 1 Mile
Lower

CA WELLS **CADWR8000006186**

State Well #:	03S02W01H001S	Station ID:	29272
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

B4
ENE
1/2 - 1 Mile
Lower

FED USGS **USGS40000139182**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S002W01H001S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	13	Level reading date:	2004-10-25
Feet below surface:	36.2	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2004-04-20	Feet below surface:	36.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-11-18	Feet below surface:	36.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-29	Feet below surface:	36.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-04	Feet below surface:	38.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	37.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-05	Feet below surface:	38.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-15	Feet below surface:	37.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-24	Feet below surface:	39.0
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2000-04-24	Feet below surface:	38.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	41.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-27	Feet below surface:	37.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-02	Feet below surface:	39.2
Feet to sea level:	Not Reported	Note:	Not Reported

C5
East
1 - 2 Miles
Higher

CA WELLS **CADWR8000006183**

State Well #:	03S01W06L001S	Station ID:	29153
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

C6
East
1 - 2 Miles
Higher

FED USGS **USGS40000139174**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001W06L001S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	72
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	99	Level reading date:	2004-10-26
Feet below surface:	39.9	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2004-04-20	Feet below surface:	39.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-11-18	Feet below surface:	39.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-29	Feet below surface:	39.48
Feet to sea level:	Not Reported	Note:	The site had been pumped recently.
Level reading date:	2002-11-04	Feet below surface:	39.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	39.48
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2001-11-05	Feet below surface:	39.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-15	Feet below surface:	39.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-24	Feet below surface:	39.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-24	Feet below surface:	39.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	39.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-27	Feet below surface:	39.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-11-11	Feet below surface:	41.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-01	Feet below surface:	39.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-10-05	Feet below surface:	43.3
Feet to sea level:	Not Reported		
Note:	A nearby site that taps the same aquifer was being pumped.		
Level reading date:	1991-12-05	Feet below surface:	43.7
Feet to sea level:	Not Reported		
Note:	A nearby site that taps the same aquifer was being pumped.		
Level reading date:	1981-04-14	Feet below surface:	46
Feet to sea level:	Not Reported		
Note:	A nearby site that taps the same aquifer was being pumped.		
Level reading date:	1980-10-21	Feet below surface:	45.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-04-22	Feet below surface:	46.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-25	Feet below surface:	47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-24	Feet below surface:	47.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-11-16	Feet below surface:	47.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-04-14	Feet below surface:	47.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-04-15	Feet below surface:	48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-11-03	Feet below surface:	48.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-04-20	Feet below surface:	48.3
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1975-10-30	Feet below surface:	48.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-04-16	Feet below surface:	48.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-10-25	Feet below surface:	49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-04-24	Feet below surface:	49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-11-07	Feet below surface:	49.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-04-19	Feet below surface:	49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-10-26	Feet below surface:	49.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-04-26	Feet below surface:	49.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-04-13	Feet below surface:	49.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-10-15	Feet below surface:	49.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-04-13	Feet below surface:	49.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-11-12	Feet below surface:	49.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-04-14	Feet below surface:	49.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-11-19	Feet below surface:	51.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-04-09	Feet below surface:	49.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-11-16	Feet below surface:	49.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-04-21	Feet below surface:	49.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-11-18	Feet below surface:	49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-04-23	Feet below surface:	48.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-03-23	Feet below surface:	48.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-11-23	Feet below surface:	48.7
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1964-10-09	Feet below surface:	48.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-04-07	Feet below surface:	48.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1947-10-07	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1943-04-03	Feet below surface:	45.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1941-06-25	Feet below surface:	45.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1941-02-03	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1940-09-18	Feet below surface:	48.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1940-06-13	Feet below surface:	48.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1940-03-27	Feet below surface:	46.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1939-10-05	Feet below surface:	46.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1939-06-24	Feet below surface:	46.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1939-03-09	Feet below surface:	46.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1939-01-03	Feet below surface:	46.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1938-11-18	Feet below surface:	46.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1937-10-08	Feet below surface:	46.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1937-08-17	Feet below surface:	50.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1937-01-08	Feet below surface:	47.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1936-10-08	Feet below surface:	47.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1936-06-04	Feet below surface:	45.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1936-01-06	Feet below surface:	47.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1933-12-18	Feet below surface:	46.8
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1933-04-11	Feet below surface:	46.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1932-12-06	Feet below surface:	46.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1932-04-13	Feet below surface:	46.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1929-03-03	Feet below surface:	45.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1929-02-04	Feet below surface:	45.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1929-01-03	Feet below surface:	45.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-11-01	Feet below surface:	45.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-10-02	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-08-01	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-07-02	Feet below surface:	45.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-06-04	Feet below surface:	45.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-04-03	Feet below surface:	45.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1928-03-02	Feet below surface:	45.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-12-05	Feet below surface:	45.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-10-03	Feet below surface:	45.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-09-01	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-08-05	Feet below surface:	45.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-07-06	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-06-04	Feet below surface:	46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-05-04	Feet below surface:	45.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1927-04-07	Feet below surface:	45.7
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1927-03-07	Feet below surface:	46.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1926-12-10	Feet below surface:	45.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1926-02-05	Feet below surface:	45.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1925-10-28	Feet below surface:	45.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1925-08-11	Feet below surface:	45.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1924-11-29	Feet below surface:	45.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1923-05-16	Feet below surface:	45.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1922-09-19	Feet below surface:	45.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1922-07-07	Feet below surface:	46.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1921-07-16	Feet below surface:	49.6
Feet to sea level:	Not Reported	Note:	Not Reported

7
NE **FED USGS** **USGS40000139227**
1 - 2 Miles
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W31L001S	Type:	Well
Description:	PGA PRODUCTION WELL	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19981207	Well Depth:	1110
Well Depth Units:	ft	Well Hole Depth:	1138
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	6	Level reading date:	2003-04-28
Feet below surface:	197.04	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2002-11-05	Feet below surface:	195.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-23	Feet below surface:	198.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-07	Feet below surface:	190.4
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2000-10-25	Feet below surface:	198.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-28	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.

D8
North
1 - 2 Miles
Lower

CA WELLS **CADWR8000006225**

State Well #:	02S02W36C001S	Station ID:	39206
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

D9
North
1 - 2 Miles
Lower

FED USGS **USGS40000139281**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W36C001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	11	Level reading date:	2004-10-28
Feet below surface:	94.7	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2004-04-21	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2003-11-18	Feet below surface:	84.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-28	Feet below surface:	81.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-05	Feet below surface:	81.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-23	Feet below surface:	78.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-07	Feet below surface:	77.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-15	Feet below surface:	76.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2000-10-24	Feet below surface:	79.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-26	Feet below surface:	75.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	84.8
Feet to sea level:	Not Reported	Note:	Not Reported

E10
ESE
1 - 2 Miles
Higher

CA WELLS **CADWR8000006117**

State Well #:	10N01W30Q001S	Station ID:	10365
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

F11
North
1 - 2 Miles
Lower

CA WELLS **CADWR8000006236**

State Well #:	02S02W25P001S	Station ID:	39623
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

F12
North
1 - 2 Miles
Lower

FED USGS **USGS40000139315**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W25P001S	Type:	Well
Description:	Well destroyed in 2005 for new housing.		
HUC:	18070203	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	California Coastal Basin aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	24	Level reading date:	2004-10-28
Feet below surface:	120.9	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2004-04-21	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2003-11-18	Feet below surface:	113.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2003-04-28	Feet below surface:	110.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-05	Feet below surface:	109.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-23	Feet below surface:	106.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-07	Feet below surface:	105.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-15	Feet below surface:	103.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-24	Feet below surface:	105.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-26	Feet below surface:	101.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-25	Feet below surface:	111.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-27	Feet below surface:	99.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-09	Feet below surface:	101.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-09-30	Feet below surface:	101.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-02-03	Feet below surface:	110
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-01-10	Feet below surface:	110
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-10-03	Feet below surface:	103
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-03	Feet below surface:	104
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-07-16	Feet below surface:	104
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-05-08	Feet below surface:	106
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-04-11	Feet below surface:	104
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-01-09	Feet below surface:	98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1957-02-28	Feet below surface:	81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-03-15	Feet below surface:	193
Feet to sea level:	Not Reported	Note:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E13
ESE
1 - 2 Miles
Higher

FED USGS **USGS40000139037**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	010N001W30Q001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Other aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19540302	Well Depth:	105.5
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1959-05-19
Feet below surface:	80.25	Feet to sea level:	Not Reported
Note:	A nearby site that taps the same aquifer was being pumped.		

G14
NW
1 - 2 Miles
Lower

FED USGS **USGS40000139273**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W35D006S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	14	Level reading date:	2004-10-26
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		
Level reading date:	2004-04-20	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2003-11-18	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2003-04-29	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2002-11-05	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2002-04-22	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2001-11-05	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2001-05-15	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2000-10-24	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	2000-04-24	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	1999-10-26	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	1999-04-27	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	1998-11-11	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		
Level reading date:	1998-06-03	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

G15
NW
1 - 2 Miles
Lower

CA WELLS **CADWR8000006220**

State Well #:	02S02W35D006S	Station ID:	26525
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

G16
NW
1 - 2 Miles
Lower

FED USGS **USGS40000139274**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W35D005S	Type:	Well
Description:	ROCKWELL GPS FOR LAT/LONG., NAD27		
HUC:	18070203	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	California Coastal Basin aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported

Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	14	Level reading date:	2004-10-26
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		

Level reading date:	2004-04-20	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2003-11-18	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2003-04-29	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2002-11-05	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2002-04-22	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2001-11-05	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2001-05-15	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2000-10-24	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	2000-04-24	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	1999-10-26	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	1999-04-27	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	1998-11-11	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Level reading date:	1998-06-03	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the head could not be measured without additional equipment.		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G17
NW
1 - 2 Miles
Lower

CA WELLS **CADWR8000006221**

State Well #:	02S02W35D005S	Station ID:	2984
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

18
NNW
1 - 2 Miles
Lower

FED USGS **USGS40000139300**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W35D001S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	650
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

19
NNE
2 - 3 Miles
Higher

FED USGS **USGS40000139322**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W30N001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

H20
NE
2 - 3 Miles
Higher

FED USGS **USGS40000139272**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W31G002S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported

Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19611207	Well Depth:	550
Well Depth Units:	ft	Well Hole Depth:	560
Well Hole Depth Units:	ft		

H21
NE
2 - 3 Miles
Higher

FED USGS **USGS40000139278**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W31G001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	500
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	10	Level reading date:	1963-08-01
Feet below surface:	Not Reported	Feet to sea level:	2234
Note:	Not Reported		

Level reading date:	1963-06-07	Feet below surface:	Not Reported
Feet to sea level:	2234	Note:	Not Reported
Level reading date:	1963-03-30	Feet below surface:	Not Reported
Feet to sea level:	2235	Note:	Not Reported
Level reading date:	1963-01-24	Feet below surface:	Not Reported
Feet to sea level:	2235	Note:	Not Reported
Level reading date:	1962-11-30	Feet below surface:	Not Reported
Feet to sea level:	2235	Note:	Not Reported
Level reading date:	1962-09-28	Feet below surface:	Not Reported
Feet to sea level:	2235	Note:	Not Reported
Level reading date:	1962-08-03	Feet below surface:	Not Reported
Feet to sea level:	2236	Note:	Not Reported
Level reading date:	1962-05-25	Feet below surface:	Not Reported
Feet to sea level:	2237	Note:	Not Reported
Level reading date:	1962-03-23	Feet below surface:	Not Reported
Feet to sea level:	2237	Note:	Not Reported
Level reading date:	1962-02-25	Feet below surface:	Not Reported
Feet to sea level:	2236	Note:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

22
NNE
2 - 3 Miles
Higher | **FED USGS** | **USGS40000139331**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W30M001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1917	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	201
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	54	Level reading date:	1950-01-07
Feet below surface:	Not Reported	Feet to sea level:	2249
Note:	Not Reported		

Level reading date:	1949-10-01	Feet below surface:	Not Reported
Feet to sea level:	2249	Note:	Not Reported
Level reading date:	1949-07-02	Feet below surface:	Not Reported
Feet to sea level:	2250	Note:	Not Reported
Level reading date:	1949-04-05	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1949-01-03	Feet below surface:	Not Reported
Feet to sea level:	2251	Note:	Not Reported
Level reading date:	1948-10-05	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1948-07-06	Feet below surface:	Not Reported
Feet to sea level:	2253	Note:	Not Reported
Level reading date:	1948-04-14	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1947-10-07	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1947-07-03	Feet below surface:	Not Reported
Feet to sea level:	2253	Note:	Not Reported
Level reading date:	1947-04-08	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1947-01-07	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1946-10-05	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1946-07-11	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported

Level reading date:	1946-04-12	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1946-01-07	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1945-10-11	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1945-07-08	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1945-04-04	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1945-01-03	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1944-10-03	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1944-07-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1944-04-08	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1944-01-08	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1943-10-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1943-07-05	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1943-04-03	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1943-01-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1942-10-02	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1942-08-12	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1942-04-07	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1942-01-06	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1941-10-04	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1941-07-08	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1941-04-09	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported

Level reading date:	1941-01-04	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1940-10-02	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1940-07-03	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1940-04-02	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1940-03-31	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1940-03-25	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1930-10-01	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1929-12-17	Feet below surface:	Not Reported
Feet to sea level:	2266	Note:	Not Reported
Level reading date:	1928-05-25	Feet below surface:	Not Reported
Feet to sea level:	2276	Note:	Not Reported
Level reading date:	1927-12-13	Feet below surface:	Not Reported
Feet to sea level:	2273	Note:	Not Reported
Level reading date:	1926-08-13	Feet below surface:	Not Reported
Feet to sea level:	2277	Note:	Not Reported
Level reading date:	1925-12-16	Feet below surface:	Not Reported
Feet to sea level:	2277	Note:	Not Reported
Level reading date:	1925-09-10	Feet below surface:	Not Reported
Feet to sea level:	2277	Note:	Not Reported
Level reading date:	1924-09-08	Feet below surface:	Not Reported
Feet to sea level:	2275	Note:	Not Reported
Level reading date:	1923-07-06	Feet below surface:	Not Reported
Feet to sea level:	2278	Note:	Not Reported
Level reading date:	1922-09-15	Feet below surface:	Not Reported
Feet to sea level:	2278	Note:	Not Reported
Level reading date:	1922-07-07	Feet below surface:	Not Reported
Feet to sea level:	2277	Note:	Not Reported
Level reading date:	1921-10-21	Feet below surface:	Not Reported
Feet to sea level:	2276	Note:	Not Reported
Level reading date:	1921-06-25	Feet below surface:	Not Reported
Feet to sea level:	2284	Note:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

23
NNE
2 - 3 Miles
Higher

FED USGS **USGS40000139334**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W25J001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19770829	Well Depth:	358
Well Depth Units:	ft	Well Hole Depth:	358
Well Hole Depth Units:	ft		

24
ENE
2 - 3 Miles
Higher

FED USGS **USGS40000139232**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W32M001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	1350
Well Depth Units:	ft	Well Hole Depth:	1505
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	5	Level reading date:	2002-04-23
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	An obstruction was encountered in the well above the water surface (no water level recorded).		
Level reading date:	2001-11-07	Feet below surface:	255.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-25	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	An obstruction was encountered in the well above the water surface (no water level recorded).		
Level reading date:	2000-04-26	Feet below surface:	247.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	244.0
Feet to sea level:	Not Reported	Note:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I25
NE
2 - 3 Miles
Higher

FED USGS **USGS40000139271**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W31H001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19701007	Well Depth:	650
Well Depth Units:	ft	Well Hole Depth:	650
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1970-11-09
Feet below surface:	291	Feet to sea level:	Not Reported
Note:	Not Reported		

I26
NE
2 - 3 Miles
Higher

CA WELLS **2374**

Seq:	2374	Prim sta c:	02S/01W-31H01 S
Frds no:	3301245001	County:	33
District:	63	User id:	33C
System no:	3301245	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335725.0	Longitude:	1170057.0
Precision:	3	Status:	AR
Comment 1:	36805 BROOKSIDE AVE CHERRY VALLEY WELL IN DRIVEWAY		
Comment 2:	Not Reported	Comment 3:	Not Reported
Comment 4:	Not Reported	Comment 5:	Not Reported
Comment 6:	Not Reported	Comment 7:	Not Reported

System no:	3301245	System nam:	El Rancho Brookside
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

Sample date:	28-FEB-18	Finding:	1.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	06-JUL-17	Finding:	1.8
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	28-JUN-16	Finding:	1.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	09-FEB-15	Finding:	8.1

Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	18-DEC-13	Finding:	6.2
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	17-JUL-12	Finding:	7.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

J27
NNE
2 - 3 Miles
Higher

CA WELLS **CADWR8000006248**

State Well #:	02S01W30L001S	Station ID:	2649
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Reported

K28
NNE
2 - 3 Miles
Higher

FED USGS **USGS40000139351**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W30M002S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

K29
NNE
2 - 3 Miles
Higher

CA WELLS **CADWR8000006254**

State Well #:	02S01W30M002S	Station ID:	47481
Well Name:	335803117015901	Well Use:	Observation
Well Type:	Single Well	Well Depth:	0
Basin Name:	San Timoteo	Well Completion Rpt #:	Not Available

J30
NNE
2 - 3 Miles
Higher

FED USGS **USGS40000139340**

Organization ID:	USGS-CA
Organization Name:	USGS California Water Science Center

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Monitor Location:	002S001W30L001S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	232
Well Depth Units:	ft	Well Hole Depth:	232
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	15	Level reading date:	2004-04-19
Feet below surface:	174.0	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2003-11-17	Feet below surface:	172.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-28	Feet below surface:	169.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-04	Feet below surface:	169.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	165.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-05	Feet below surface:	164.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-14	Feet below surface:	161.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-23	Feet below surface:	162.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-24	Feet below surface:	159.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-25	Feet below surface:	158.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-26	Feet below surface:	156.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-11-09	Feet below surface:	158.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-04	Feet below surface:	157.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-11-20	Feet below surface:	161.2
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	1946-04-02	Feet below surface:	108
Feet to sea level:	Not Reported	Note:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

31
North
2 - 3 Miles
Lower

FED USGS **USGS40000139384**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W25G001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19731002	Well Depth:	415
Well Depth Units:	ft	Well Hole Depth:	440
Well Hole Depth Units:	ft		

32
ENE
2 - 3 Miles
Higher

FED USGS **USGS40000139191**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001W05B001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1921	Well Depth:	170
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	10	Level reading date:	1929-01-03
Feet below surface:	Not Reported	Feet to sea level:	2287
Note:	Not Reported		

Level reading date:	1928-12-05	Feet below surface:	Not Reported
Feet to sea level:	2287	Note:	Not Reported
Level reading date:	1928-11-01	Feet below surface:	Not Reported
Feet to sea level:	2288	Note:	Not Reported
Level reading date:	1928-10-02	Feet below surface:	Not Reported
Feet to sea level:	2288	Note:	Not Reported
Level reading date:	1928-09-03	Feet below surface:	Not Reported
Feet to sea level:	2288	Note:	Not Reported
Level reading date:	1928-07-02	Feet below surface:	Not Reported
Feet to sea level:	2288	Note:	Not Reported
Level reading date:	1928-04-26	Feet below surface:	Not Reported
Feet to sea level:	2289	Note:	Not Reported
Level reading date:	1927-12-31	Feet below surface:	Not Reported

Feet to sea level:	2290	Note:	Not Reported
Level reading date:	1926-01-10	Feet below surface:	Not Reported
Feet to sea level:	2300	Note:	Not Reported
Level reading date:	1921-04-14	Feet below surface:	Not Reported
Feet to sea level:	2290	Note:	Not Reported

33
NNE
2 - 3 Miles
Higher

FED USGS **USGS40000139373**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S001W30E001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19270101	Well Depth:	220
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	138	Level reading date:	1979-03-05
Feet below surface:	Not Reported	Feet to sea level:	2268
Note:	Not Reported		
Level reading date:	1950-01-07	Feet below surface:	Not Reported
Feet to sea level:	2247	Note:	Not Reported
Level reading date:	1949-10-01	Feet below surface:	Not Reported
Feet to sea level:	2240	Note:	Not Reported
Level reading date:	1949-07-07	Feet below surface:	Not Reported
Feet to sea level:	2242	Note:	Not Reported
Level reading date:	1949-04-05	Feet below surface:	Not Reported
Feet to sea level:	2250	Note:	Not Reported
Level reading date:	1948-10-05	Feet below surface:	Not Reported
Feet to sea level:	2249	Note:	Not Reported
Level reading date:	1948-07-06	Feet below surface:	Not Reported
Feet to sea level:	2251	Note:	Not Reported
Level reading date:	1948-04-15	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1947-10-07	Feet below surface:	Not Reported
Feet to sea level:	2250	Note:	Not Reported
Level reading date:	1947-07-03	Feet below surface:	Not Reported
Feet to sea level:	2250	Note:	Not Reported
Level reading date:	1947-04-08	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1947-01-07	Feet below surface:	Not Reported

Feet to sea level:	2253	Note:	Not Reported
Level reading date:	1946-10-05	Feet below surface:	Not Reported
Feet to sea level:	2248	Note:	Not Reported
Level reading date:	1946-07-11	Feet below surface:	Not Reported
Feet to sea level:	2251	Note:	Not Reported
Level reading date:	1946-04-12	Feet below surface:	Not Reported
Feet to sea level:	2253	Note:	Not Reported
Level reading date:	1946-01-07	Feet below surface:	Not Reported
Feet to sea level:	2250	Note:	Not Reported
Level reading date:	1945-10-11	Feet below surface:	Not Reported
Feet to sea level:	2251	Note:	Not Reported
Level reading date:	1945-07-08	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1945-04-04	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1945-01-03	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1944-10-03	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1944-07-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1944-04-08	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1944-01-08	Feet below surface:	Not Reported
Feet to sea level:	2252	Note:	Not Reported
Level reading date:	1943-10-05	Feet below surface:	Not Reported
Feet to sea level:	2251	Note:	Not Reported
Level reading date:	1943-07-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1943-04-03	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1943-01-05	Feet below surface:	Not Reported
Feet to sea level:	2251	Note:	Not Reported
Level reading date:	1942-10-02	Feet below surface:	Not Reported
Feet to sea level:	2253	Note:	Not Reported
Level reading date:	1942-07-12	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1942-04-07	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1942-01-06	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported

Level reading date:	1941-10-04	Feet below surface:	Not Reported
Feet to sea level:	2255	Note:	Not Reported
Level reading date:	1941-07-08	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1941-06-24	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1941-04-09	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1941-02-16	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1941-01-04	Feet below surface:	Not Reported
Feet to sea level:	2254	Note:	Not Reported
Level reading date:	1940-10-02	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1940-09-19	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1940-07-03	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1940-06-13	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1940-04-02	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1940-01-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1939-10-05	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1939-07-03	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1939-06-21	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1939-04-05	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1939-03-09	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1939-01-03	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1938-11-18	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1938-10-03	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1938-08-12	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported

Level reading date:	1938-07-02	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1938-05-12	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1938-04-03	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1938-01-10	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1937-10-06	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1937-07-15	Feet below surface:	Not Reported
Feet to sea level:	2253	Note:	Not Reported
Level reading date:	1937-04-06	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1937-01-08	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1936-10-08	Feet below surface:	Not Reported
Feet to sea level:	2256	Note:	Not Reported
Level reading date:	1936-07-07	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1936-04-02	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1936-01-06	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1935-10-15	Feet below surface:	Not Reported
Feet to sea level:	2257	Note:	Not Reported
Level reading date:	1935-07-17	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1935-04-13	Feet below surface:	Not Reported
Feet to sea level:	2259	Note:	Not Reported
Level reading date:	1935-01-18	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1934-10-11	Feet below surface:	Not Reported
Feet to sea level:	2258	Note:	Not Reported
Level reading date:	1933-12-07	Feet below surface:	Not Reported
Feet to sea level:	2259	Note:	Not Reported
Level reading date:	1933-11-07	Feet below surface:	Not Reported
Feet to sea level:	2259	Note:	Not Reported
Level reading date:	1933-10-12	Feet below surface:	Not Reported
Feet to sea level:	2259	Note:	Not Reported
Level reading date:	1933-09-08	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported

Level reading date:	1933-07-07	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1933-06-08	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1933-05-12	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1933-04-11	Feet below surface:	Not Reported
Feet to sea level:	2261	Note:	Not Reported
Level reading date:	1933-03-12	Feet below surface:	Not Reported
Feet to sea level:	2261	Note:	Not Reported
Level reading date:	1933-02-08	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1933-01-06	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1932-12-06	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1932-11-11	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1932-10-11	Feet below surface:	Not Reported
Feet to sea level:	2260	Note:	Not Reported
Level reading date:	1932-08-08	Feet below surface:	Not Reported
Feet to sea level:	2242	Note:	Not Reported
Level reading date:	1932-07-07	Feet below surface:	Not Reported
Feet to sea level:	2261	Note:	Not Reported
Level reading date:	1932-06-06	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1932-05-10	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1932-04-09	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1932-03-07	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1932-02-11	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1932-01-05	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1931-12-07	Feet below surface:	Not Reported
Feet to sea level:	2261	Note:	Not Reported
Level reading date:	1931-11-09	Feet below surface:	Not Reported
Feet to sea level:	2261	Note:	Not Reported
Level reading date:	1931-10-08	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported

Level reading date:	1931-09-07	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1931-08-05	Feet below surface:	Not Reported
Feet to sea level:	2262	Note:	Not Reported
Level reading date:	1931-07-07	Feet below surface:	Not Reported
Feet to sea level:	2263	Note:	Not Reported
Level reading date:	1931-06-08	Feet below surface:	Not Reported
Feet to sea level:	2263	Note:	Not Reported
Level reading date:	1931-05-07	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported
Level reading date:	1931-04-07	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported
Level reading date:	1931-03-05	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported
Level reading date:	1931-02-09	Feet below surface:	Not Reported
Feet to sea level:	2263	Note:	Not Reported
Level reading date:	1931-01-06	Feet below surface:	Not Reported
Feet to sea level:	2263	Note:	Not Reported
Level reading date:	1930-12-04	Feet below surface:	Not Reported
Feet to sea level:	2263	Note:	Not Reported
Level reading date:	1930-11-04	Feet below surface:	Not Reported
Feet to sea level:	2263	Note:	Not Reported
Level reading date:	1930-10-01	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported
Level reading date:	1930-09-03	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported
Level reading date:	1930-08-05	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported
Level reading date:	1930-07-08	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1930-06-04	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1930-05-05	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1930-04-09	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1930-03-03	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1930-02-04	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1930-01-04	Feet below surface:	Not Reported
Feet to sea level:	2264	Note:	Not Reported

Level reading date:	1929-12-03	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1929-11-06	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1929-10-12	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1929-09-04	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1929-08-05	Feet below surface:	Not Reported
Feet to sea level:	2265	Note:	Not Reported
Level reading date:	1929-06-01	Feet below surface:	Not Reported
Feet to sea level:	2266	Note:	Not Reported
Level reading date:	1929-04-16	Feet below surface:	Not Reported
Feet to sea level:	2267	Note:	Not Reported
Level reading date:	1929-02-02	Feet below surface:	Not Reported
Feet to sea level:	2267	Note:	Not Reported
Level reading date:	1929-01-07	Feet below surface:	Not Reported
Feet to sea level:	2267	Note:	Not Reported
Level reading date:	1928-12-04	Feet below surface:	Not Reported
Feet to sea level:	2267	Note:	Not Reported
Level reading date:	1928-11-02	Feet below surface:	Not Reported
Feet to sea level:	2268	Note:	Not Reported
Level reading date:	1928-10-05	Feet below surface:	Not Reported
Feet to sea level:	2268	Note:	Not Reported
Level reading date:	1928-09-05	Feet below surface:	Not Reported
Feet to sea level:	2269	Note:	Not Reported
Level reading date:	1928-08-03	Feet below surface:	Not Reported
Feet to sea level:	2270	Note:	Not Reported
Level reading date:	1928-07-03	Feet below surface:	Not Reported
Feet to sea level:	2270	Note:	Not Reported
Level reading date:	1928-06-02	Feet below surface:	Not Reported
Feet to sea level:	2271	Note:	Not Reported
Level reading date:	1928-05-01	Feet below surface:	Not Reported
Feet to sea level:	2272	Note:	Not Reported
Level reading date:	1928-04-02	Feet below surface:	Not Reported
Feet to sea level:	2272	Note:	Not Reported
Level reading date:	1928-03-02	Feet below surface:	Not Reported
Feet to sea level:	2273	Note:	Not Reported
Level reading date:	1928-01-10	Feet below surface:	Not Reported
Feet to sea level:	2272	Note:	Not Reported
Level reading date:	1927-11-01	Feet below surface:	Not Reported
Feet to sea level:	2272	Note:	Not Reported

Level reading date:	1927-10-05	Feet below surface:	Not Reported
Feet to sea level:	2271	Note:	Not Reported

34
North
2 - 3 Miles
Lower

FED USGS **USGS40000139402**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S002W25F001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19190101	Well Depth:	360
Well Depth Units:	ft	Well Hole Depth:	387
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	109	Level reading date:	1956-03-20
Feet below surface:	Not Reported	Feet to sea level:	2234
Note:	Not Reported		

Level reading date:	1950-01-07	Feet below surface:	Not Reported
Feet to sea level:	2203	Note:	Not Reported
Level reading date:	1949-10-01	Feet below surface:	Not Reported
Feet to sea level:	2203	Note:	Not Reported
Level reading date:	1949-07-02	Feet below surface:	Not Reported
Feet to sea level:	2206	Note:	Not Reported
Level reading date:	1949-04-05	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1949-01-03	Feet below surface:	Not Reported
Feet to sea level:	2205	Note:	Not Reported
Level reading date:	1948-10-05	Feet below surface:	Not Reported
Feet to sea level:	2199	Note:	Not Reported
Level reading date:	1948-07-06	Feet below surface:	Not Reported
Feet to sea level:	2206	Note:	Not Reported
Level reading date:	1948-04-15	Feet below surface:	Not Reported
Feet to sea level:	2211	Note:	Not Reported
Level reading date:	1947-10-07	Feet below surface:	Not Reported
Feet to sea level:	2211	Note:	Not Reported
Level reading date:	1947-07-03	Feet below surface:	Not Reported
Feet to sea level:	2214	Note:	Not Reported
Level reading date:	1947-04-08	Feet below surface:	Not Reported
Feet to sea level:	2221	Note:	Not Reported
Level reading date:	1947-01-07	Feet below surface:	Not Reported
Feet to sea level:	2221	Note:	Not Reported

Level reading date:	1946-10-05	Feet below surface:	Not Reported
Feet to sea level:	2212	Note:	Not Reported
Level reading date:	1946-09-11	Feet below surface:	Not Reported
Feet to sea level:	2214	Note:	Not Reported
Level reading date:	1946-04-12	Feet below surface:	Not Reported
Feet to sea level:	2224	Note:	Not Reported
Level reading date:	1946-01-07	Feet below surface:	Not Reported
Feet to sea level:	2219	Note:	Not Reported
Level reading date:	1945-10-11	Feet below surface:	Not Reported
Feet to sea level:	2214	Note:	Not Reported
Level reading date:	1945-07-08	Feet below surface:	Not Reported
Feet to sea level:	2217	Note:	Not Reported
Level reading date:	1945-04-04	Feet below surface:	Not Reported
Feet to sea level:	2226	Note:	Not Reported
Level reading date:	1945-01-03	Feet below surface:	Not Reported
Feet to sea level:	2220	Note:	Not Reported
Level reading date:	1944-04-08	Feet below surface:	Not Reported
Feet to sea level:	2226	Note:	Not Reported
Level reading date:	1944-01-08	Feet below surface:	Not Reported
Feet to sea level:	2219	Note:	Not Reported
Level reading date:	1943-10-05	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1943-07-05	Feet below surface:	Not Reported
Feet to sea level:	2212	Note:	Not Reported
Level reading date:	1943-04-03	Feet below surface:	Not Reported
Feet to sea level:	2224	Note:	Not Reported
Level reading date:	1943-01-05	Feet below surface:	Not Reported
Feet to sea level:	2214	Note:	Not Reported
Level reading date:	1942-10-02	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1942-07-12	Feet below surface:	Not Reported
Feet to sea level:	2212	Note:	Not Reported
Level reading date:	1942-04-07	Feet below surface:	Not Reported
Feet to sea level:	2221	Note:	Not Reported
Level reading date:	1942-01-06	Feet below surface:	Not Reported
Feet to sea level:	2221	Note:	Not Reported
Level reading date:	1941-10-04	Feet below surface:	Not Reported
Feet to sea level:	2212	Note:	Not Reported
Level reading date:	1941-07-08	Feet below surface:	Not Reported
Feet to sea level:	2214	Note:	Not Reported
Level reading date:	1941-04-09	Feet below surface:	Not Reported
Feet to sea level:	2227	Note:	Not Reported

Level reading date:	1941-01-04	Feet below surface:	Not Reported
Feet to sea level:	2221	Note:	Not Reported
Level reading date:	1940-10-24	Feet below surface:	Not Reported
Feet to sea level:	2209	Note:	Not Reported
Level reading date:	1940-07-03	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1940-06-14	Feet below surface:	Not Reported
Feet to sea level:	2216	Note:	Not Reported
Level reading date:	1940-04-02	Feet below surface:	Not Reported
Feet to sea level:	2224	Note:	Not Reported
Level reading date:	1940-01-05	Feet below surface:	Not Reported
Feet to sea level:	2219	Note:	Not Reported
Level reading date:	1939-10-05	Feet below surface:	Not Reported
Feet to sea level:	2216	Note:	Not Reported
Level reading date:	1939-07-03	Feet below surface:	Not Reported
Feet to sea level:	2209	Note:	Not Reported
Level reading date:	1939-04-05	Feet below surface:	Not Reported
Feet to sea level:	2224	Note:	Not Reported
Level reading date:	1939-01-03	Feet below surface:	Not Reported
Feet to sea level:	2217	Note:	Not Reported
Level reading date:	1938-10-03	Feet below surface:	Not Reported
Feet to sea level:	2201	Note:	Not Reported
Level reading date:	1938-07-02	Feet below surface:	Not Reported
Feet to sea level:	2217	Note:	Not Reported
Level reading date:	1938-04-03	Feet below surface:	Not Reported
Feet to sea level:	2222	Note:	Not Reported
Level reading date:	1938-01-10	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1937-10-06	Feet below surface:	Not Reported
Feet to sea level:	2200	Note:	Not Reported
Level reading date:	1937-07-15	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1937-04-06	Feet below surface:	Not Reported
Feet to sea level:	2221	Note:	Not Reported
Level reading date:	1937-01-08	Feet below surface:	Not Reported
Feet to sea level:	2209	Note:	Not Reported
Level reading date:	1936-10-08	Feet below surface:	Not Reported
Feet to sea level:	2187	Note:	Not Reported
Level reading date:	1936-07-07	Feet below surface:	Not Reported
Feet to sea level:	2188	Note:	Not Reported
Level reading date:	1936-04-02	Feet below surface:	Not Reported
Feet to sea level:	2216	Note:	Not Reported

Level reading date:	1936-01-06	Feet below surface:	Not Reported
Feet to sea level:	2199	Note:	Not Reported
Level reading date:	1935-10-15	Feet below surface:	Not Reported
Feet to sea level:	2195	Note:	Not Reported
Level reading date:	1935-04-13	Feet below surface:	Not Reported
Feet to sea level:	2219	Note:	Not Reported
Level reading date:	1935-01-18	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1934-10-11	Feet below surface:	Not Reported
Feet to sea level:	2181	Note:	Not Reported
Level reading date:	1933-12-07	Feet below surface:	Not Reported
Feet to sea level:	2183	Note:	Not Reported
Level reading date:	1932-11-11	Feet below surface:	Not Reported
Feet to sea level:	2194	Note:	Not Reported
Level reading date:	1932-10-11	Feet below surface:	Not Reported
Feet to sea level:	2189	Note:	Not Reported
Level reading date:	1932-06-06	Feet below surface:	Not Reported
Feet to sea level:	2192	Note:	Not Reported
Level reading date:	1932-02-11	Feet below surface:	Not Reported
Feet to sea level:	2215	Note:	Not Reported
Level reading date:	1931-12-07	Feet below surface:	Not Reported
Feet to sea level:	2200	Note:	Not Reported
Level reading date:	1931-11-09	Feet below surface:	Not Reported
Feet to sea level:	2186	Note:	Not Reported
Level reading date:	1931-10-08	Feet below surface:	Not Reported
Feet to sea level:	2182	Note:	Not Reported
Level reading date:	1931-03-05	Feet below surface:	Not Reported
Feet to sea level:	2218	Note:	Not Reported
Level reading date:	1931-02-09	Feet below surface:	Not Reported
Feet to sea level:	2214	Note:	Not Reported
Level reading date:	1931-01-06	Feet below surface:	Not Reported
Feet to sea level:	2201	Note:	Not Reported
Level reading date:	1930-12-04	Feet below surface:	Not Reported
Feet to sea level:	2200	Note:	Not Reported
Level reading date:	1930-11-04	Feet below surface:	Not Reported
Feet to sea level:	2183	Note:	Not Reported
Level reading date:	1930-09-02	Feet below surface:	Not Reported
Feet to sea level:	2175	Note:	Not Reported
Level reading date:	1930-05-06	Feet below surface:	Not Reported
Feet to sea level:	2218	Note:	Not Reported
Level reading date:	1930-04-09	Feet below surface:	Not Reported
Feet to sea level:	2218	Note:	Not Reported

Level reading date:	1930-03-19	Feet below surface:	Not Reported
Feet to sea level:	2216	Note:	Not Reported
Level reading date:	1930-02-18	Feet below surface:	Not Reported
Feet to sea level:	2210	Note:	Not Reported
Level reading date:	1930-01-20	Feet below surface:	Not Reported
Feet to sea level:	2204	Note:	Not Reported
Level reading date:	1929-10-04	Feet below surface:	Not Reported
Feet to sea level:	2197	Note:	Not Reported
Level reading date:	1929-09-04	Feet below surface:	Not Reported
Feet to sea level:	2187	Note:	Not Reported
Level reading date:	1929-04-19	Feet below surface:	Not Reported
Feet to sea level:	2189	Note:	Not Reported
Level reading date:	1929-03-05	Feet below surface:	Not Reported
Feet to sea level:	2212	Note:	Not Reported
Level reading date:	1929-02-08	Feet below surface:	Not Reported
Feet to sea level:	2211	Note:	Not Reported
Level reading date:	1929-01-04	Feet below surface:	Not Reported
Feet to sea level:	2196	Note:	Not Reported
Level reading date:	1928-12-19	Feet below surface:	Not Reported
Feet to sea level:	2194	Note:	Not Reported
Level reading date:	1928-11-02	Feet below surface:	Not Reported
Feet to sea level:	2171	Note:	Not Reported
Level reading date:	1928-06-04	Feet below surface:	Not Reported
Feet to sea level:	2149	Note:	Not Reported
Level reading date:	1928-05-16	Feet below surface:	Not Reported
Feet to sea level:	2147	Note:	Not Reported
Level reading date:	1928-04-17	Feet below surface:	Not Reported
Feet to sea level:	2146	Note:	Not Reported
Level reading date:	1928-03-05	Feet below surface:	Not Reported
Feet to sea level:	2239	Note:	Not Reported
Level reading date:	1928-02-03	Feet below surface:	Not Reported
Feet to sea level:	2238	Note:	Not Reported
Level reading date:	1928-01-09	Feet below surface:	Not Reported
Feet to sea level:	2236	Note:	Not Reported
Level reading date:	1927-12-15	Feet below surface:	Not Reported
Feet to sea level:	2232	Note:	Not Reported
Level reading date:	1927-11-02	Feet below surface:	Not Reported
Feet to sea level:	2207	Note:	Not Reported
Level reading date:	1927-10-04	Feet below surface:	Not Reported
Feet to sea level:	2142	Note:	Not Reported
Level reading date:	1927-09-03	Feet below surface:	Not Reported
Feet to sea level:	2142	Note:	Not Reported

Level reading date:	1927-08-16	Feet below surface:	Not Reported
Feet to sea level:	2144	Note:	Not Reported
Level reading date:	1927-03-16	Feet below surface:	Not Reported
Feet to sea level:	2244	Note:	Not Reported
Level reading date:	1927-01-28	Feet below surface:	Not Reported
Feet to sea level:	2237	Note:	Not Reported
Level reading date:	1926-01-01	Feet below surface:	Not Reported
Feet to sea level:	2239	Note:	Not Reported
Level reading date:	1925-12-31	Feet below surface:	Not Reported
Feet to sea level:	2237	Note:	Not Reported
Level reading date:	1924-12-09	Feet below surface:	Not Reported
Feet to sea level:	2244	Note:	Not Reported
Level reading date:	1923-07-25	Feet below surface:	Not Reported
Feet to sea level:	2246	Note:	Not Reported
Level reading date:	1922-07-07	Feet below surface:	Not Reported
Feet to sea level:	2245	Note:	Not Reported
Level reading date:	1922-05-08	Feet below surface:	Not Reported
Feet to sea level:	2246	Note:	Not Reported
Level reading date:	1921-10-05	Feet below surface:	Not Reported
Feet to sea level:	2245	Note:	Not Reported
Level reading date:	1921-06-24	Feet below surface:	Not Reported
Feet to sea level:	2245	Note:	Not Reported
Level reading date:	1921-04-14	Feet below surface:	Not Reported
Feet to sea level:	2242	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NW **OIL_GAS** **CAOG13000006413**
1 - 2 Miles

API #:	0406500138	Well #:	2
Well Status:	Plugged	Well Type:	DH
Operator Name:	S. V. Smith	Lease Name:	Haskell
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

2
NNW **OIL_GAS** **CAOG13000006414**
1 - 2 Miles

API #:	0406500139	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	S. V. Smith	Lease Name:	Haskell
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

3
SW **OIL_GAS** **CAOG13000006385**
2 - 3 Miles

API #:	0406500109	Well #:	1
Well Status:	Idle	Well Type:	OG
Operator Name:	Moreno Oil Co.	Lease Name:	Lease by Moreno Oil Co.
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92555	4	0

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D

ADDITIONAL INFORMATION

ENVIRONMENTAL SITE ASSESSMENT CHECKLIST

Project: Jack Rabbit Road **Project No.** N/A

Inspector: Alexis Ceballos **Date:** November 5, 2019

Site Overview	
General Use of site: Vacant/undeveloped Land	
Number & size of Buildings, size of Property No buildings located on the Property	
Age of Buildings: N//A	Building Construction (Concrete Block / Tilt-up / Slab-on grade): N/A
Describe use of each building: N/A	
Other Developments (describe):	
Direction of surface water flow: South/Southwest	Nearest Surface Water Body: Peris Reservoir
Fate of storm water? (dry well, infiltration, inlets, connection to city/ regional storm sewer – is there an interceptor of some sort, etc…) (Sketch drain swales on figure)	

Adjoining Properties	
North	Address :
East	Address :
South	Address :
West	Address :

Site Features	
Hazardous chemicals or petroleum products?	Storage Tanks and Associated Equipment?
Odors?	Surficial Staining?
Corrosion or Stressed Vegetation:	Drums / Containers
PCBs	Type of heating and cooling system. State fuel type.
Pits, Ponds or Lagoons	Solid Waste Disposal
Wastewater Discharges	Wells?
Drains and Sumps	

Interview

Property: Jack Rabbit Trail Phase I **Date:** 11/5/2019

Address: Beaumont, CA **Owner:** _____

Interview Name and Phone Number: _____

1. How long have you owned the Property?

2. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? (40CFR312.25)

3. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (40CFR312.26)

4. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business / (40CFR312.28)

5. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40CFR312.29)

6. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (40CFR312.30)

    a. Describe past tenants and operations.

    b. Any past / present chemical use, storage, spills, releases, on-site treatment/disposal?

    c. Prior Environmental Reports? Investigations? Assessments?

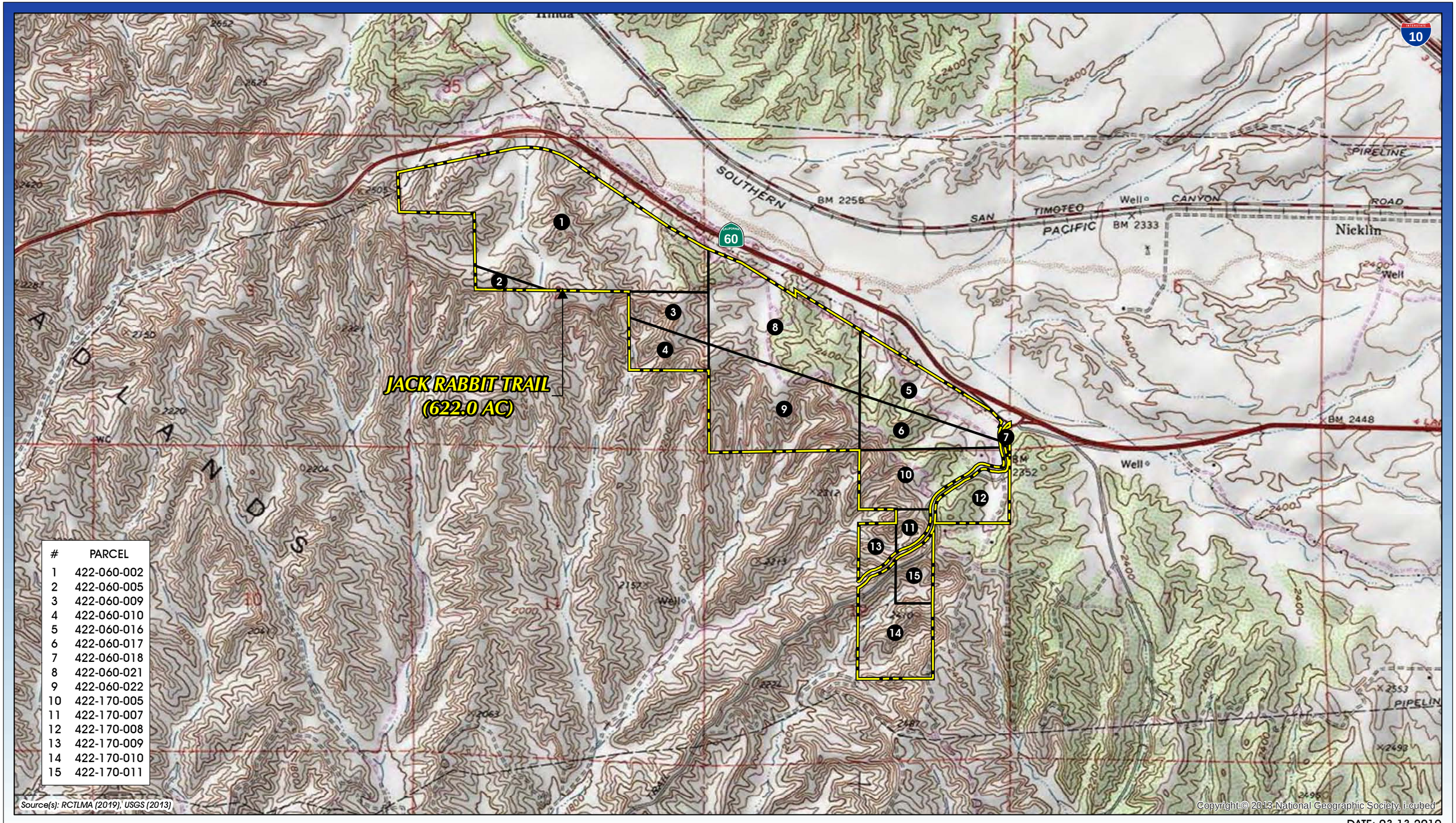
7. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property? (40CFR312.31)

8. Do you know of any past or current USTs at the Property?

9. Do you know of any past or current wells at the Property?

10. What are the Utility providers for the Property?

Water - Sewer - Electric Power - Natural Gas -



#	PARCEL
1	422-060-002
2	422-060-005
3	422-060-009
4	422-060-010
5	422-060-016
6	422-060-017
7	422-060-018
8	422-060-021
9	422-060-022
10	422-170-005
11	422-170-007
12	422-170-008
13	422-170-009
14	422-170-010
15	422-170-011

Source(s): RCTLMA (2019), USGS (2013)

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JACK RABBIT TRAIL

DATE: 03.13.2019

JN: 1095-001

0 750 1,500 3,000 Feet

TOPOGRAPHIC MAP (EL CASCO QUADRANGLE)

Jack Rabbit Trail
Jack Rabbit Trail
Moreno Valley, CA 92555

Inquiry Number: 5845303.5
October 30, 2019

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

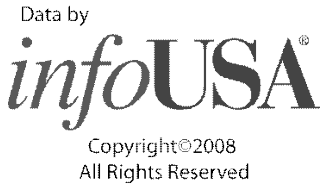
DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☐	☐	EDR Digital Archive
2011	☐	☐	Haines Criss-Cross Directory
2005	☐	☐	Haines Criss-Cross Directory
2000	☐	☐	Haines Criss-Cross Directory
1995	☐	☐	Haines Criss-Cross Directory
1990	☐	☐	Haines Criss-Cross Directory
1985	☐	☐	Haines Criss-Cross Directory
1981	☐	☐	Haines Criss-Cross Directory
1975	☐	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Jack Rabbit Trail
Moreno Valley, CA 92555

Year	CD Image	Source	
JACK RABBIT TRL			
2014	-	EDR Digital Archive	Target and Adjoining not listed in Source
2011	-	Haines Criss-Cross Directory	Street not listed in Source
2005	-	Haines Criss-Cross Directory	Street not listed in Source
2000	-	Haines Criss-Cross Directory	Street not listed in Source
1995	-	Haines Criss-Cross Directory	Street not listed in Source
1990	-	Haines Criss-Cross Directory	Street not listed in Source
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1981	-	Haines Criss-Cross Directory	Street not listed in Source
1975	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

APPENDIX E

McALISTER GeoSCIENCE STATEMENT OF QUALIFICATIONS



McAlister GeoScience

Environmental
Site Investigation and Remediation

multiple, creative, and technically sound solutions for challenges facing property owners and property managers.

Turn-Key Solutions for complex sub-surface challenges

Phase I Site Investigations

Phase I environmental site investigations are routinely conducted to support pre-development property transactions, developed property transfers, and site closures. Lending institutions, realty corporations, landholders, and private individuals must consider environmental contamination as a potential risk when considering properties for acquisition. Purchase of contaminated property can result in assumption of significant cost for cleanup. To address this issue, purchasers of real estate consider an environmental assessment as a routine component of an acquisition.

Phase II Site Investigations

Phase II environmental site investigations are performed to delineate horizontal and vertical extent of volatile organics, metals, petroleum hydrocarbons, and other chemicals of concern. The McAlister GeoScience team has effectively managed field activities, coordinated with analytical laboratories, evaluated data, and prepared reports associated with ongoing groundwater monitoring programs.

Agency Interaction

The regulatory framework of California is diverse. Multiple agencies including regional water quality control boards, Federal EPA, CalEPA, city, county, and numerous other local agencies may oversee the same site at any given time. You need an experienced technical practitioner.

Regional Coverage

McAlister GeoScience has strong teaming ties in several metro areas including New Jersey; New York; North Carolina; Connecticut; Montana; Seattle; Phoenix, AZ; Denver, CO; Dallas, TX; Houston, TX; and Florida. Several locations are led by personnel with over 40 years of varied experience.



McAlister GeoScience is an effective and results-focused team possessing extensive experience with the successful design and implementation of Phase I and II environmental site assessments and GeoTechnical Investigations. McAlister GeoScience is well-versed in activities associated with the implementation of remedial action including agency interaction and all aspects of project management. McAlister GeoScience has also proven to be an effective team performing data analysis and reporting, remedial action, and compliance activities obtaining regulatory closure at numerous facilities nationwide.

- Environmental Site Investigation
- Environmental Remediation
- Regulatory Closure

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- **Environmental**
- **Geotechnical**









Assessment

Phase I and II environmental site investigations. Characterization and rough order of magnitude (ROM) cost development. All performed on a timeframe and teaming fashion to facilitate commercial real estate transactions.

Remediation

Technically sound and legally defensible solutions performed in a teaming fashion to meet regulatory requirements, schedule, and budget.

GeoTechnical

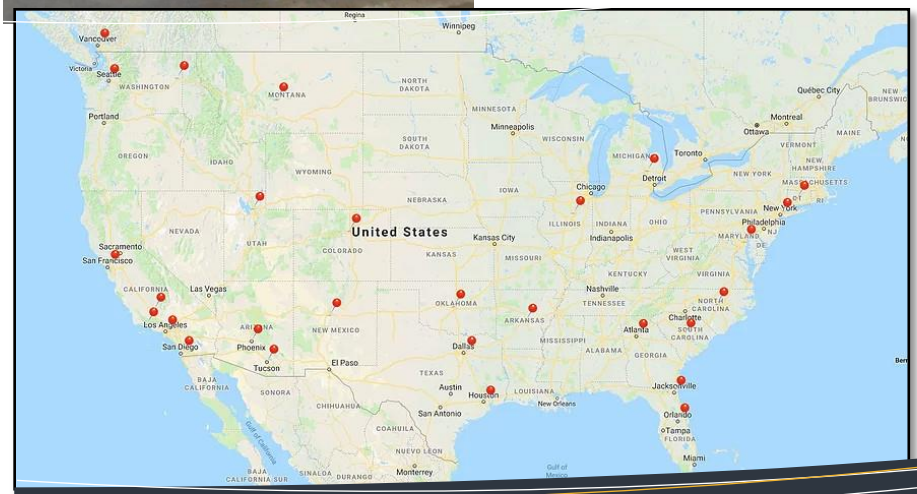
Our team is well versed and experienced in the field aspects and report of soil reports for commercial and industrial properties including foundation stability, compaction, and slope stability.

Asbestos / Lead-based Paint

Surveys and abatement performed by licensed experts in a teaming fashion. All services provided on a turn-key basis with one point of contact for ease of management.

In Situ Chemical Oxidation (ISCO)

McAlister GeoScience has managed and performed ISCO (potassium permanganate and activated persulfate) injection for the treatment of chlorinated solvents in groundwater at various facilities in Southern California including the Cities of Industry, Bell, Los Angeles, Long Beach, Huntington Beach and Costa Mesa, California. Numerous ISCO reagents have been utilized including permanganate, hydrogen peroxide, and various proprietary reagents.



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Environmental Site Investigation & Remediation | Agency Interaction | Asbestos | Lead | Mold | GeoTechnical Investigations



Curriculum Vitae – David C. McAlister

Environmental Site Investigation and Remediation Professional

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Mr. McAlister is an effective and results-focused professional possessing extensive experience with the successful design and implementation of Phase I and II environmental site assessments. Mr. McAlister is well-versed in activities associated with the implementation of remedial action including agency interaction, scope, schedule, and budget management. He has performed Property Condition Assessments (PCAs) on diverse properties (mostly industrial properties) and in diverse property transaction scenarios. Mr. McAlister has also proven to be effective at the design, performance, and management of a team performing data analysis and reporting, remedial action, and compliance activities obtaining regulatory closure at numerous facilities located in Southern California.

Selected Project Descriptions:

United States Air Force Reserves – Mr. McAlister managed and performed the field tasks associated with Groundwater remediation involving *in-situ* chemical oxidation (ISCO - potassium permanganate) for the remediation of groundwater impacted with chlorinated solvents at an operating air force base in Spokane, Washington.

Gardena Business Park, LLC. – Mr. McAlister achieved regulatory closure of an industrial property that had been entered into the Spills, Leaks, Investigations, and Cleanup (SLIC) program of the Los Angeles Regional Water Quality Control Board. Contaminants of Concern included trichloroethylene (TCE) and tetrachloroethylene (PCE).

Lockheed Martin Corporation – Mr. McAlister was part of a team performing environmental due diligence reviews associated with the acquisition of a military vehicle manufacturer. Due diligence file reviews were completed on hundreds of sites located across the United States and Europe under an extremely compressed timeframe. Ultimately, two sites were identified with higher than acceptable environmental liability risk and the deal was not consummated due to these recommendations.

Various Industrial and Commercial Real Estate Clients – Mr. McAlister managed and performed ISCO injection for the treatment of chlorinated solvents in groundwater at various facilities in Southern California including the Cities of Industry, Bell, Los Angeles, Huntington Beach and Costa Mesa, California. Numerous ISCO reagents were evaluated for these projects including permanganate, hydrogen peroxide, and various proprietary reagents.

Carson Marketplace, LLC – Mr. McAlister managed the field implementation of an aquifer pump test at a former landfill in Carson, California. The goal of the project was to redevelop the landfill for residential, retail, and other purposes. Through this process, remediation of soil and groundwater was required along with the implementation of landfill gas mitigation and management practices. The scope of the aquifer pump test included a constant rate and step-flow test in three discrete areas and the management of impacted groundwater generated during the process.

Education:

B.S., Soil Science, California State Polytechnic University, San Luis Obispo, 2001

Specialized Training:

OSHA 40-hour Hazwoper Health and Safety Training

OSHA 8-hour Hazwoper refresher course (annual)

OSHA 8-hour Supervisor Training

American Red Cross First Aid and CPR Certified (annual)

Years of Experience:

Eighteen

Employment History:

ERM-West Inc. (2001-2005)
Staff Scientist

Tetra Tech, Inc. (2005-2013)
Senior Scientist

Professional Affiliations:

The International Council Shopping Centers (ICSC)

Commercial Real Estate Development Association (NAIOP)

Urban Land Institute (ULI)

Long Beach Commercial Real Estate Council (LBCREC)

Selected Project Descriptions (Continued):

Baker Hughes – Mr. McAlister performed the evaluation of effectiveness and final agency reporting of an ISCO (activated persulfate) injection conducted in Huntington Beach, California. The agency review of the report and remediation progress following Mr. McAlister's involvement resulted in significant adjustments to the remedial approach and advanced the project significantly toward regulatory closure.

Union Pacific Rail Road – Mr. McAlister achieved regulatory closure of an Underground Storage Tank (UST) site in the city of Colton, California. Contaminants of Concern included, lead, arsenic, and "Bunker C" fuel oil. The regulatory agency providing oversight was the San Bernardino County Fire Department Hazardous Materials Division.

Lockheed Martin, Torrance, CA – Mr. McAlister has held various management and technical support positions due to his extensive experience with the project, regulatory environment, and hydrogeology of the area. Mr. McAlister attended meetings with the regulatory community, neighboring property owners, and various other stakeholders on behalf of Lockheed Martin Corporation. Additionally, Mr. McAlister attended quarterly meetings and briefed Lockheed senior management on the scope, schedule, remedial options, remedial approach, risks, and opportunities associated with the remediation of a groundwater plume at a facility immediately adjacent to a federal Superfund site.

ExxonMobil Global Remediation – Mr. McAlister improved LNAPL recovery at the Torrance refinery from approximately 30,000 gallons per month to approximately 91,000 gallons of per month, a 300% improvement in extraction efficiency within eight months. Installation of five new extraction wells and associated skimming systems contributed 40% of the increase in extraction efficiency. Optimization of currently existing infrastructure contributed 60% of the increase in extraction efficiency.

Los Angeles Department of Water and Power – Mr. McAlister coordinated and performed the field implementation of a sodium permanganate ISCO injection at a maintenance facility in Silver Lake area of Los Angeles, California.

Alcoa, Inc. – Mr. McAlister performed phase II soil, soil vapor, and groundwater investigations including the planning, implementation, and reporting of investigation activities at five separate facilities located in southern California for the acquisition of an aerospace fastener company.

Various Clients – Mr. McAlister has performed numerous soil and groundwater investigations to delineate horizontal and vertical extent of VOCs, metals, TPH, and other chemicals of concern at various rail yards and manufacturing plants throughout California. Site investigation activities included monitoring well installation, soil boring advancement, and sampling using various drilling techniques. Drilling techniques utilized include hollow-stem auger, air rotary casing hammer (ARCH), mud rotary, mud rotary with reverse circulation, and hydraulic direct-push. Mr. McAlister has effectively managed field activities, coordinated with analytical laboratories, evaluated data, and prepared reports associated with ongoing groundwater monitoring programs.

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Curriculum Vitae – Dale Bodman, P.E.

Environmental Site Investigation and Remediation Professional

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Mr. Bodman has more than 30 years' experience in public and private sector environmental engineering, engineering design services, remediation, construction design, and project/construction management of construction and remedial construction projects. He has worked on projects as the owner's representative, consultant, and contractor. His experience ranges from site investigations, through advanced remediation systems to the management of complicated remedial construction projects. Mr. Bodman has been involved in the cleanup of contaminated soil and groundwater from asbestos/lead, full range petroleum products, chlorinated solvents to radioactive waste. He has experience with the following remedial technologies- Soil Vapor Extraction (SVE) (high and low vacuum), Multi-Phase Extraction (MPE), Air Sparging, Pneumatic Fracturing, Air-Stripping, Chemical Oxidation (ISCO) and In-Situ and Ex-Situ Biotechnologies.

Mr. Bodman has worked under numerous Federal and State regulatory agencies across the country. He has presented projects to the California Department of Toxic Substances Control (DTSC), California Regional Water Control Boards (RWQCB) and the Department of Environmental Health in several cities. His projects have involved the Resource Conservation and Recovery Act (RCRA) Corrective Action and Compensation and Liability Act (CERCLA) remedial investigations and action plans.

Selected Project Descriptions:

Soil and Groundwater Assessment and Remediation, Service Stations and Bulk Plants; Various Major Oil Company Sites; California

Mr. Bodman was responsible for the assessment of soil and groundwater contamination at over 80 sites in Southern California. Mr. Bodman managed environmental consulting firms in their investigative approach and remedial actions. Additionally, as an environmental consulting engineer, he provided subsurface assessment services on over 200 contaminated sites. Remediation involved groundwater treatment systems, in-situ bio, extraction, and dig and hauls. Site locations were from Southern California to Washington and Nevada.

Dual Phase Extraction/NPDES, Maintenance Yard; San Diego, CA

Mr. Bodman was the project manager for the remediation of heavy petroleum contaminated soil and groundwater at the Unocal Fuel Terminal facility located in downtown San Diego, California. Remedial actions consisted of dual phase extraction (DPE) utilizing solid and liquid phase carbon to remove petroleum contamination. Groundwater was determined to be a slow-flow zone capable of utilizing DPE technology. Project also consisted of the identification, decontamination and removal of numerous buried pipelines that impacted the major construction project. Mr. Bodman provided oversight in the completion of the Remedial Action Work Plan and Remedial Action Plan.

Education:

M.S. Engineering, California State Polytechnic University, Pomona.

B.S. Applied Science & Engineering. US Military Academy, West Point, New York

Specialized Training:

OSHA 40-hour Hazwoper Health and Safety Training

OSHA 8-hour Hazwoper refresher course (annual)

OSHA Construction Health & Safety 30-hour

Radiation Officer Qualified

Radiation Safety Training

Professional Registration:

Professional Engineer:
CA # C043241

General Contractor A & Haz

Curriculum Vitae – Dale Bodman, P.E.

Environmental Site Investigation and Remediation Professional

Selected Project Descriptions (Continued):

Large Scale Soil Removal; Former Maintenance Yard; City of Santa Ana, CA

Mr. Bodman was the senior project manager for the assessment and remediation of contaminated soil at the former maintenance yard. Assessment by drilling and hydro punch technology of this six plus acre site revealed contamination of soil and groundwater by petroleum hydrocarbons and paint thinner. Remedial action consisted of large-scale excavations and removals of contaminated soil. Mr. Bodman provided oversight in the completion of the Remedial Action Plan and Closure Plan.

Dual Phase Extraction/Above Ground Vapor Extraction; Aircraft Facility; Fullerton, CA

Mr. Bodman was the senior project manager for the remediation of TCE and PCE contaminated soil and groundwater at this aircraft facility in Fullerton, California. Remedial actions consisted of dual phase vapor extraction (DPE) utilizing solid and liquid phase carbon to remove petroleum contamination. An above ground Baker storage tank was utilized to capture the treated groundwater. Groundwater was determined to be a slow-flow zone capable of utilizing DPE technology. An above ground treatment cell connected by vapor extraction was also constructed to remediate near surface materials that had been excavated. Heating of the vapor stream before carbon polishing was implemented as a cost saving device. Mr. Bodman provided oversight in the completion of the Remedial Action Work Plan and Remedial Action Plan.

Solvent Contamination-Deep Soil Vapor Extraction; Industrial Facility; San Diego, CA

Mr. Bodman was the senior project manager for this project that involved the remediation of TCE and PCE contaminated soil at this industrial facility that stored these products for dry-cleaning businesses. Remedial actions consisted of a soil vapor extraction (SVE) system utilizing carbon to remove the contamination. The well field consisted of vertical, horizontal and angled wells. Depth to groundwater was approximately 180 feet. Groundwater monitoring wells were installed to determine the lateral extent of the contamination in the groundwater. The project was taken over from a previous consultant. Optimization of the remediation system enhanced removals and operation time. Mr. Bodman provided oversight in the completion of the Revised Remedial Action Plan, Sampling Plan, and Vapor Well Installation Work Plan.

Bioplug Technology; Waste Recycler, Multiple Sites; United States

Mr. Bodman developed the operations and marketing plans for the implementation of this new technology across the United States. Over eleven systems were installed in locations that had both petroleum and solvent contaminants in the soil and ground water. Several of these sites were located in California and were remediating contaminants more than 90 feet below the ground surface.

In-Situ Chemical Oxidation (ISCO); Rail Cleanup; Cheyenne, WY

Mr. Bodman was the technical reviewer and remediation manager for this remediation project, which involved the installation of a vapor extraction system. Some contamination existed below a building and remedial activities associated with the cleanup in this area involved ISCO technology. Several rounds of injection of in-situ chemical oxidation utilizing permanganate were completed with great success. Cleanup levels were achieved in the area of the vapor extraction system resulting in the dismantling of the system.

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Curriculum Vitae – Dale Bodman, P.E.

Environmental Site Investigation and Remediation Professional

Selected Project Descriptions (Continued):

Full Scale Remediation/Dual Phase Extraction/Sparging/Bio/Injection; Refinery/Water Treatment Plant

Mr. Bodman was the technical remediation advisor and senior project manager for this major environmental remediation construction project. The site was a former refinery with contamination over 326 acres in both the soil and groundwater. The project involved the implementation of a 4,000-ft multi-phase extraction system with air-sparging to control the offsite migration of the contaminated groundwater plume. The system included the installation of over ninety bioplugs (bio generators). Six industrial wide trailers contained the extraction equipment with a treatment building to handle the contaminated groundwater. Contaminated water was treated with biological amendments and re-injected into the groundwater. Mr. Bodman provided critical input into the design, construction, and operations of this system.

Asbestos Abatement/Vapor Extraction; Bank Site; Burbank, CA

Mr. Bodman was the project manager for the assessment of this railhead site that involved a former underground storage tank as well as the demolition of an old site building constructed with asbestos containing materials. Assessment of both soil and ground water was performed to identify the vertical and lateral extent of petroleum contamination. Remedial actions consisted of soil vapor extraction (SVE) utilizing a thermal/catalytic oxidizer to destroy petroleum contaminated vapors. Installation of the well field, header and treatment compound occurred along with the construction of the site into a parking lot for the expected City of Burbank train station. Mr. Bodman was responsible for the preparation of the Remedial Action Plan, the Remedial Action Work Plan and the Sampling and Analysis Plans.

High Vacuum Soil Vapor Extraction/Pneumatic Fracturing; Aerospace Site; Thousand Oaks, CA

Mr. Bodman was the project director for the remediation of Methyl Ethyl Ketone (MEK) contaminated soil for this aerospace site. Lithology for this site consisted of low-permeable soils. Remedial actions consisted of high vacuum soil vapor extraction (HSVE) utilizing a catalytic oxidizer and scrubber to destroy MEK contaminated vapors. Due to the low permeable soil matrix at the site, a subsurface pneumatic fracturing system was installed, forcing high-pressure air to fracture the soil matrix and increase vapor removal. Mr. Bodman provided oversight in the completion of the Remedial Action Work Plan and Remedial Action Plan.

Air Sparging/Low Vacuum Soil Vapor Extraction; Company Fueling Facility; Irvine, CA

Mr. Bodman was the senior project manager for the remediation of petroleum-contaminated soil and groundwater at this company operated fueling facility. Remedial actions consisted of low vacuum soil vapor extraction (LSVE) utilizing carbon to destroy petroleum contaminated vapors. Limited access drill rigs were utilized to drill beneath the building. Remediation of the groundwater involved the first air sparging system of its kind, approved by the Department of Health Services in Orange County. Sparging wells were installed within the capture zones of vapor extraction wells. Mr. Bodman provided oversight in the completion of the Remedial Action Work Plan and Remedial Action Plan. Closure of the site occurred within nine months of system startup for both soil and groundwater.

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Curriculum Vitae – Dale Bodman, P.E.

Environmental Site Investigation and Remediation Professional

Selected Project Descriptions (Continued):

Vapor Extraction, RCRA Site; Rail Station; Burbank, CA

Mr. Bodman was the project manager for the remediation of TCE and PCE contaminated soil and groundwater for the rail site located in Burbank, California. Remedial actions for this 400-foot long by 150-foot wide parcel consisted of ex-situ soil vapor extraction (SVE) with carbon. He was responsible for the preparation of the Closure Plan, Remedial Action Plan, the Remedial Action Work Plan and the Sampling and Analysis Plans. The remediation system consisted of over 25 vapor extraction wells drilled to depths of 60 feet below grade surface, screened in separate lithologies to remove TCE and PCE vapors from the contaminated soil zones. During remediation, the site was utilized as a major bus facility and was later converted into the Burbank train station. Soil Closure of this RCRA facility involved the installation of soil vapor probes to monitor vapor migration as well as rebound testing of the vapor extraction system to validate remediation vapor levels. A multi-dimensional risk assessment was performed for TCE and PCE vapor migration into the groundwater and the proposed train station. Mr. Bodman enhanced system performance and rebound testing to insure a critical completion date to ensure that the City of Burbank would not lose state funding for the proposed train station.

Orange County Transportation On-Call Contract; Orange County, California

Mr. Bodman was the project manager for this on-call contract for Orange County Transportation Agency (OCTA). Under this contract Mr. Bodman performed both soil assessment and underground storage tank removals along the expanded Interstate 5 route through Orange County. Investigations for petroleum and lead contaminated soils were performed. Several underground storage tanks were removed and closure sampling was conducted. Mr. Bodman provided the agency fast-track assessment and clean-up to insure no delays on property acquisition and construction for this major freeway expansion.

Service Station Outlets/Bulk Plants/Terminals; Mobil Oil Corporation; Various Sites, California

Mr. Bodman provided construction management of contractors building new ground up service stations. Work involved the construction of buildings, canopies, underground tanks and piping. Work also involved the total rebuild of existing service stations. Mr. Bodman completed over 30 new to industry and rebuild construction projects. Mr. Bodman also ran the program management for the installation of underground tanks and piping at over 300 retail outlets across California.

Low Level Radioactive Waste Facility; Compact and Federal; Andrews, TX

Mr. Bodman was responsible for all design and construction activities associated with the construction of a new low level radioactive waste facility. Work involved the construction of roads, two large low-level landfills, treatment ponds, water treatment systems, and seven large buildings used for the operation. The total project cost was over 100 Million dollars, with work completed under schedule and below budget. Mr. Bodman was also responsible for the management and oversight of all engineering contract services utilized by the company at the site. Mr. Bodman was instrumental in obtaining the certification from the State of Texas to operate the landfill. He also provided remedial technical oversight on a rail cleanup of heavy metals and radionuclide contaminated soil and groundwater.

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Curriculum Vitae – Dale Bodman, P.E.

Environmental Site Investigation and Remediation Professional

Selected Project Descriptions (Continued):

Seismic Monitoring Stations; Western United States
Mr. Bodman was responsible for the installation of over 100 seismic monitoring stations in the Western United States. A project funded by two federal agencies involved a network of monitoring stations along seismic faults. Many of the installations were in very remote areas with little or no access for drilling operations. Work involved the drilling of three 30-foot legs into bedrock and then grouting the legs. A platform and equipment capable of measuring very small movements of the bedrock were installed and tested for reliability.

Tank and Pump Farm; Huntington Beach, CA
Mr. Bodman was the project manager for the installation of a tank farm in Huntington Beach. The work involved the installation of four 20,000-gallon underground storage tanks and over one-quarter a mile of underground piping. As the prime contractor, Mr. Bodman was able to finish this project ahead of schedule and below budget.

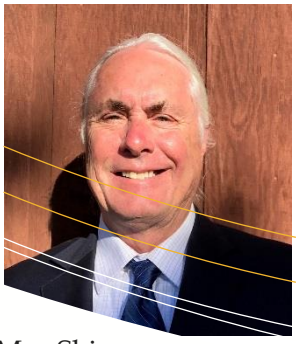
Battery Plant; City of Industry, CA
Mr. Bodman was the senior project manager for this project that involved the decommissioning of this battery plant that had been in operation for over 50 years. Potential contamination involved both acid and lead used in the construction of batteries. Mr. Bodman provided oversight in the development of the sampling plan and the sampling conducted during demolition. Mr. Bodman established remediation goals for lead and obtained their approval from the lead regulatory agency (Los Angeles Fire Department). Areas of contaminated soil that exceeded regulatory requirements were removed from the property and disposed in accordance with regulatory guidelines.

Equipment and Tank Decommissioning; Waste Recycler; Phoenix, AZ
Mr. Bodman was the project manager for this project involving the decommissioning of equipment, an equipment room, and tanks used to recycle waste. Mr. Bodman coordinated and managed a contractor who performed decontamination cleaning of the equipment, room and tank. Both water and swipe samples were taken to validate decontamination was successful. Mr. Bodman arranged for the disposal of the tank contents, the tank, and equipment.

Stringfellow Acid Pits Superfund Site; Riverside, CA
Mr. Bodman was the senior project manager for the design, installation, and operation of a vapor extraction pilot test to determine the feasibility of this technology to remediate contamination of this superfund site. Extraction tests were performed at various depths and lithologies to predict air flow and remediation clean-up times for vapor extraction.

Air Force Facility; Phoenix, AZ
Mr. Bodman was the senior project manager for the remediation of petroleum-contaminated soil at this Air Force Plant located in Phoenix, Arizona. Work was conducted under an Air Force Center for Engineering and the Environment (AFCEE) contract. Remedial actions consisted of two large-scale soil vapor extraction (SVE) systems utilizing carbon to destroy petroleum contaminated vapors. Mr. Bodman was responsible for the design, construction, and operation of the systems.

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Curriculum Vitae – Brendan Shine, P.E.

Engineer, Director of Rocky Mountain Operations

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Mr. Shine possesses experience in domestic and international consulting in environmental, geotechnical, hydrogeologic, and construction management projects. Mr. Shine has successfully completed projects for clients in the aerospace, petroleum, food, waste management, mining and other business sectors, and worked with government, both as an in-house contractor for the EPA and as a liaison for commercial clients. Focused experience includes field management of large-scale, high profile environmental and civil remediation programs, emergency responses, characterizations and monitoring programs, with hands-on experience in program design, budgeting, permitting, scheduling, management and problem solving. Mr. Shine has considerable experience in report preparation, critical review and project oversight.

Selected Project Descriptions:

Confidential Aerospace Client, Southern California – Senior Engineer for a major groundwater quality characterization effort involving installation of deep multi-port monitoring wells. Acquired access permits in urban from multiple regulatory agencies and provided logistical coordination between drilling contractor to maintain the compressed project schedule. Also managed data management and organization, establishment of field protocols, QAPP, information management procedures, and health and safety and work plan preparation. Responsible for well design based on geophysical and lithologic logs. Procured NPDES permit and managed discharge tracking and reporting for disposal of more than 1,000,000 gallons of development water. Provided or supported data interpretation and reporting, quality assurance/quality control and presentation tasks.

Beazer East, Gainesville, Florida – Senior Engineer and field team leader during the demolition and reclamation of a 90-acre Superfund wood treatment facility. Participated in design and implementation of key elements of the demolition and subsequent subsurface geophysical survey of the site for reported buried drums. Prepared the final demolition report, including waste stream and sample documentation and the buried drum investigation report.

Motorola, Arcade, New York – Senior Project Engineer, Lead Field Engineer/Remedial Site Supervisor at a former automotive electrical parts manufacturing facility in Arcade, New York. Successfully directed characterization and feasibility study and provided interaction with NYSDEC. Prepared work plans and supervised mobilization and field remediation activities for this multiple operable unit site that had been impacted by TCE, TCA, cadmium, chromium, and lead in surface water, sediment, soil, and groundwater. Remediation activities included extensive dig and haul with confirmation sampling, followed by soil replacement and excavation restoration; *in-situ* soil chemical treatment; creek bed diversion, excavation and restoration with extensive confirmation sampling.

Education:

M.E., Geological Engineering, Colorado School of Mines, Golden, 1985

B.S., Geological Engineering, Colorado School of Mines, Golden, 1982

Specialized Training:

Registered Professional Engineer, Civil, #28168, CO

Registered Professional Engineer, Civil, #070187, NY

Registered Professional Engineer, Civil, #18316, CT

Registered Professional Engineer, Civil, #062 049856, IL

EPA-Credentialed Environmental Inspector (current)

OSHA 40-hour Hazwoper Health and Safety Training

OSHA 8-hour Hazwoper annual refresher course (current)

OSHA 8-hour Supervisor Training

American Red Cross First Aid and CPR Certified (bi-annual)

Employment Experience (34 Years):

McAlister GeoScience, 2017-present

NOWCC Contractor to US EPA Region 8, Environmental Engineer, 2014-present

Palmer Engineering and Forensics, Senior Engineer, 2012-present

Tetra Tech GEO/Hydro-Search, Inc., Senior Engineer, Denver, CO, 1986-2012

Dames & Moore, Golden, CO, 1985-1986

Curriculum Vitae – Brendan Shine, P.E.

Engineer, Director of Rocky Mountain Operations

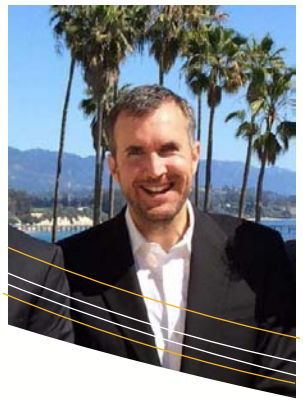
Selected Project Descriptions (Continued):

Rhom & Haas, Whitmoyer Laboratories Site, Myerstown, Pennsylvania – Senior Engineer/Operable Unit Supervisor and Field Operations Supervisor at a CERCLA site in Myerstown, Pennsylvania that had been used to manufacture livestock pharmaceuticals using arsenic, arsenilic acid, and other organics. Led the groundwater and surface water operable unit field programs, including oversight and design during construction and upgrade of an interim water treatment plant. Directed plant operation and supervised all field activities including groundwater and surface water quality and flow surveys, pretreatment pilot testing for organic acid breakdown using ultraviolet, ozonation, and reagent technologies, indoor and outdoor air quality sampling, waste management/disposal, and site health and safety monitoring.

Beazer East, Former Koppers Site, Gainesville, Florida – Senior Engineer responsible for logistical planning and field implementation for the comprehensive characterization of impacts to the Upper Floridan Aquifer at the former Koppers Site, Gainesville, Florida. Impacts resulted from historic operations at wood-treating plant that had been in operation for more than 90 years. Tasked with all phases of field implementation, well design and field method development, selection and oversight of numerous contractors, and reporting over a seven-year period for the installation of numerous complex, triple- and quadruple- telescoping cased wells designed to monitor water quality for the City of Gainesville primary drinking water source. Each well was equipped with Westbay multiport monitoring systems. Also managed the off-site shallow aquifer characterization. This program also required multiple isolation casing well installations to limit potential vertical contaminant migration. Also, responsible for community notification tasks, evaluation of the effectiveness of a pilot permanganate injection program, installation of Floridan Aquifer recovery wells to limit the migration of contaminants that had been detected in the aquifer, and planning for implementation of the demonstration-scale permanganate injection project.

Confidential Client, Lowry Landfill, Colorado – Project Engineer and Site Supervisor responsible for multiple Operable Unit activities during CERCLA data acquisition. Provided critical oversight of EPA contractor during field work and interpretation activities. Major participant in design and implementation of the gas (VOC and biogenic) and leachate specific OU characterization, including VOC gas migration assessment survey and meteoric infiltration (HELP) modeling. Field data was ultimately used to guide remediation at the site. Co-authored the remedial investigation.

Leprino Foods Company, Tracy, CA Plant – Project Manager – Lead the environmental characterization and remediation of soils and groundwater impacted by a historic diesel fuel release at one of the country's largest mozzarella manufacturing facilities. Acted as liaison between the client and the Regional Water Quality Control Board. Prepared and submitted a request for no-further action based on successful cleanup to no measurable product, no residual groundwater detections and acceptable soil vapor conditions. The consent order and monitoring has been rescinded at the site and we are awaiting a no-further-action determination.



Curriculum Vitae – Andrew Gwin

Environmental Site Investigation and Remediation Professional

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Mr. Gwin is an environmental health scientist with experience in public health, property management, and the environmental consulting field. Mr. Gwin has experience conducting Phase I due diligence for clients including banks, institutional investors, portfolio managers, and solar power developers. Mr. Gwin has an in-depth interdisciplinary knowledge including epidemiology, environmental science, and renewable energy.

Selected Project Descriptions:

Various Commercial Lending Clients – Hands-on and in-depth involvement in the field, data acquisition, and data evaluation aspects of Phase I Environmental Site Assessments. Investigations are successfully conducted on an accelerated time frame with tight budget constraints.

S Power, LLC – Successfully performed several portfolio projects for the acquisition of land in the San Joaquin Valley and Antelope Valley for the purpose of developing the properties in to photovoltaic solar power generating facilities. Projects consist of several adjoining properties with varied owners and former uses.

EPA (Pesticides: Environmental Fate and Effects Division) – Working out of the Arlington, VA office, created and maintained databases on the biological characteristics of endangered species and summarized human health data regarding pesticide exposure.

County of Orange - Developed a website where citizens could report violations of the Clean Water Act and conducted internet research on various environmental topics related to water pollution, collected water samples in the field during and after storms, and processed those samples in the lab.

Rollins School of Public Health, Emory University, Atlanta, GA - Worked on a dual major-epidemiology, and environmental / occupational health. Assisted the Lu Lab, which looked at the association between exposure to pesticide residues in food and urinary excretion levels (EPA funded study: Environ Health Perspect. 2006 Feb; 114(2): 260-3). Oversaw sample collection and helped analyze urine samples for organophosphate pesticide residues.

Del Rey Fuel, LLC. – Developed a Remedial Action Work Plan submitted to the Los Angeles Regional Water Quality Control Board (RWQCB) for the implementation of *in situ* chemical oxidation to treat residual soil and groundwater impacts; predominantly Total Petroleum Hydrocarbons (TPH) in the gasoline and diesel range, various Volatile Organic Compounds (VOCs) including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) and various volatile breakdown products as well as fuel oxygenates.

Education:

B.S., Environmental Science
University of California, Berkeley, 2001

MSPH, Environmental and Occupation
Health/Epidemiology Rollins School of Public Health, Emory University, 2007

MESM, Pollution Prevention and Remediation, University of California, Santa Barbara 2015

Specialized Training:

OSHA 40-hour Hazwoper Health and Safety Training

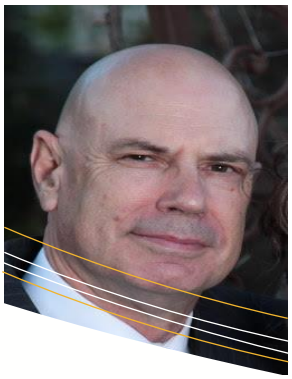
American Red Cross First Aid and CPR Certified (annual)

Years of Experience:

Five

Employment History:

Property Manager (2009-2011)
Senior Manager, The Ginner Company



Curriculum Vitae – Mark Spute, MBA, PMP

Environmental Site Investigation and Remediation Professional

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Long Beach, California 90802

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(801) 884-6177
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Mr. Spute is an experienced and detail-oriented Property Condition Assessor who has assessed over 3.38 million square feet of property in 2017 and over 2.07 million square feet in 2016. Mr. Spute has experience with a broad array of property types, foreign and domestic, for leading public and private sector companies.

Selected Project Descriptions:

Brookfield Global Integrated Services – Assessed an 895,503 square foot medical research laboratory, seven 4 to 9 story buildings with 3 level underground parking structures on 7 acres. Determined corrective actions and cost estimates for associated defect conditions and provided written reports about the general condition of all building systems. Conducted site assessments on more than 90 facilities and identified deficient conditions in a wide variety of building types and site locations. Was a senior property assessor on a team managing a portfolio of over 800 retail and commercial bank facilities for TD Bank. Additionally, peer reviewed reports by other assessors.

Partner Engineering & Science – Performed Property Condition Assessments on a portfolio of 14 properties for the Catholic Archdiocese of Los Angeles. Approximately 84 buildings, 500,000+ square feet and 40+ acres of property. Additionally, performed Property Condition Assessments on retail, restaurant, shopping malls, business and industrial parks, and multi-family apartment complexes.

AEI – Performed Property Condition Assessments and construction monitoring on multi-family apartment complexes, office and industrial complexes, 100+ bed skilled nursing facilities and residential nursing homes as well as medical office buildings.

EMG – Performed Property Condition Assessments on skilled nursing facilities having more than 80 beds.

Education:

B.S., Physics. Brigham Young University. Provo, Utah

MBA. Westminster College. Salt Lake City, Utah

Specialized Training:

Certificates of Completion in Property Condition Assessment and Environmental Due Diligence through NEEDDA

ASTM-2018-15 Refresher

Certified Project Management Professional through Project Management Institute

Years of Experience:

Seven



Curriculum Vitae –
Alexis Ceballos

Environmental Site Investigation and Remediation Professional

235 E. Broadway Suite 1120
Long Beach, California
90802

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Aceballos@mcageosci.com
dirtyproperty.com

Ms. Ceballos is a dedicated and hard-working individual, seeking to help motivate communities to thrive through environmental assessments. As a recent graduate from California State University, Long Beach, Ms. Ceballos has great experience in geological field techniques, structural geology, water resources and society and GIS. She has proven to work well under-pressure and is currently in progress to become a geologist in training.

Selected Project Descriptions:

Climate Action and Sustainability at CSULB – Ms. Ceballos was part of CSULB's on-going Climate Neutrality (zero net greenhouse gas emissions) Project. Ms. Ceballos was part of the team working to decide which buildings were most pollutant and finding ways to help the campus get to its goal of becoming zero-net.

Education:

B.A., Anthropology with a Minor in Geology, California State University of Long Beach, Long Beach, CA 2019

A.A., Anthropology and Geography, Long Beach City College

Specialized Training:

OSHA 40-hour Hazwoper Health and Safety Training *(In Progress)*

OSHA Asbestos Building Inspector *(In Progress)*

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Annette Bossert	
Landmark Insurance Group, LLC 6501 E. Belleview Ave. Suite 280 Englewood CO 80111	PHONE (A/C, No, Ext): (720) 403-9450	FAX (A/C, No): (720) 403-9451
	E-MAIL ADDRESS: abossert@landmarkinsgroup.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Homeland Insurance Company of NY	
INSURED McAlister GeoScience 1724 E 1st St Long Beach CA 90802	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL191305331 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			7930041670003	01/03/2019	01/03/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			7930041670003	01/03/2019	01/03/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Contractors Pollution Liability Professional Liability			7930041670003	01/03/2019	01/03/2020		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Informational Purposes

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Annette Bossert

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