FIRE PROTECTION PLAN
Beaumont Pointe Specific Plan
County of Riverside



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Executive Summary

This Fire Protection Plan (FPP) has been prepared for the Beaumont Pointe Specific Plan (Project) located in the unincorporated County of Riverside, California. This FPP evaluates and identifies the potential fire risk associated with the Project's land uses and identifies requirements for water supply, fuel modification and defensible space, access, building ignition and fire resistance, and fire protection systems, among other pertinent fire protection criteria, including a conceptual development plan for the Project site described below. The purpose of this plan is to generate and memorialize the fire safety requirements and standards of the Riverside County Fire Department (RCFD) along with Project-specific design features and implementation measures based on the Project site, its intended use, and its fire environment, including both the conceptual land use plan and any modifications to buildings permitted pursuant to the Specific Plan.

This document provides analysis of the Project site's fire environment and its potential impact on the Project as well as the Project's potential impact on the existing fire protection service. Requirements and recommendations herein are based on Project site-specific fire environment analysis and Project characteristics and incorporates area fire planning documents, Project site risk analysis, and standard principles of fire protection planning.

As determined during the analysis of the Project site and its fire environment, in its current condition, may include characteristics that, under favorable weather conditions, could have the potential to facilitate fire spread. Under extreme conditions, wind-driven wildfires from nearby undeveloped land could cast embers onto the property. Once the Project is built, the Project's on-site fire potential will be much lower than its current condition due to conversion of wildland fuels to buildings, parking areas, managed landscapes, fuel modification areas, improved accessibility for fire personnel, and structures built to the latest ignition and ember resistant fire codes.

It is important to note that the fire safety requirements that will be implemented on the Project site, including ignition resistant construction standards, along with requirements for water supply, fire apparatus access, fuel modification and defensible space, interior fire sprinklers and five minute or less fire response travel times were integrated into the code requirements and internal guidelines based on results of post-fire assessments, similar to the After Action Reports that are now prepared after large fire events. When it became clear that specifics of how structures were built, how fire and embers contributed to ignition of structures, what effects fuel modification had on structure ignition, how fast firefighters could respond, and how much (and how reliable) water was available, were critically important to structure survivability, the Fire and Building codes were revised appropriately. Riverside County now boasts some of the most restrictive codes for building within Wildland Urban Interface (WUI) areas that focus on preventing structure ignition from heat, flame, and burning embers.

The developed portion of this property is proposed for improvements that include construction of approximately 5,241,000 square feet of industrial and commercial development plus a 125-room hotel on 533.41 acres. The entire Project site has been designed with fire protection as a key objective. The Project site improvements are designed to facilitate emergency apparatus and personnel access throughout the Project site. Driveway and road improvements with fire apparatus turnarounds provide access to the sides of every building. Water availability and flow will be consistent with requirements including fire flow and hydrant distribution required by local and state codes. These features along with the ignition resistance of all buildings, the interior sprinklers, and the pre-planning, training and awareness will assist responding firefighters through prevention, protection, and suppression capabilities.

As detailed in this FPP, the Project site's fire protection systems will include a redundant layering of protection methods that have proven to reduce overall fire risk. The requirements and recommendations included herein are performance based and Project site–specific, considering the Project site's unique characteristics rather than a prescriptive, one-size-fits-all approach. The fire protection systems are designed to increase occupant and building safety, reduce the fire risk on site, to minimize risks associated with typical uses, and aid the responding firefighters during an emergency. No singular measure is intended to be relied upon for the Project site's fire protection, but rather, a system of fire protection measures, methods, and features combine to result in enhanced fire safety, reduced fire potential, and improved safety in the development.

Early evacuation for any type of wildfire emergency at the Project is the preferred method of providing for occupant and business safety, consistent with the Owner's and RCFD current approach for evacuation. As such, the Project's Owner and Property Management Company will formally adopt, practice, and implement a "Ready, Set, Go!" (Riverside County Fire Department 2020) approach to Project site evacuation. The "Ready, Set, Go!" concept is widely known and encouraged by the state of California and most fire agencies, including; Pre-planning for emergencies, including wildfire emergencies, focuses on being prepared, having a well-defined plan, minimizing potential for errors, maintaining the Project site's fire protection systems, and implementing a conservative (evacuate as early as possible) approach to evacuation and Project site uses during periods of fire weather extremes.

Based on the results of this FPP's analysis and findings, the following FPP implementation measures will be provided by Beaumont Pointe Specific Plan Project as part of the proposed development plan. These measures are discussed in more detail throughout this FPP.

The following measures shall be established to the satisfaction of the City for each Planning Area prior and as a condition to issuance of a building permit for any building on that Planning Area.

1. Project buildings will be constructed of ignition resistant[1] construction materials and include automatic fire sprinkler systems based on the latest adopted Building and Fire Codes for occupancy types.
2. Fuel Modification will be provided as needed around the perimeter of the Project site within Planning Areas 1-8, as required by RCFD and will be a minimum of 100 feet wide. If an area exists where 100 feet of fuel modification cannot be achieved, exterior building construction will be further enhanced in order that each building complies with the fire protection standards required by applicable codes, and as approved by the RCFD, including 1-hour to 2-hour rated exterior wall with no openings, or with fire rated and protected door openings and/or construction of a non-combustible wall at the top of slope as a fire protection feature.
3. For any Planning Area in which the square footage or footprint of a proposed building has been modified from that described in this fire protection plan, the applicant shall submit and the RCFD shall have approved the revised fire protection plan for the Planning Area, consistent with Item 2 above.
4. Landscape plantings will not utilize prohibited plants that have been found to be highly flammable.
5. Fire apparatus access roads (i.e., public and private streets) will be provided throughout the commercial development and will vary in width and configuration, but will all provide at least the minimum required unobstructed travel lanes, lengths, turnouts, turnarounds, and clearances required by applicable codes. Primary access and internal circulation will comply with the requirements of the RCFD.

[1] A type of building material that resists ignition or sustained flaming combustion sufficiently to reduce losses from wildland-urban interface conflagrations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in CBC, Chapter 7A and State Fire Marshal Standard 12-7A-5, Ignition-Resistant Materials.

6. Buildings will be equipped with automatic commercial fire sprinkler systems meeting RCFD requirements.
7. The Project shall demonstrate provision of water capacity and delivery to ensure a reliable water source for operations and during emergencies which may require extended fire flow.
8. Should future iterations of the Project's site plan result in buildings that do not achieve a minimum of 100 feet of defensible space, then alternative materials and methods may be proposed to provide the functional equivalency of a full 100 feet of defensible space. Alternative materials and methods will be to the satisfaction of the RCFD and may include structural hardening enhancements or landscape features, like non-combustible walls.

The following measures shall be established in the CC&Rs for the Project and implemented by the Property Management Company. Annual maintenance should occur before May 1st of each year and inspected by RCFD or an approved third party.

9. On-going maintenance of all fuel modification will be managed by Owner's, Property Management Company, or another approved entity, at least annually or as needed.
10. The Property Owner's or Property Management Company, will provide business owners informational brochures at time of occupancy, which will include an outreach and educational role to ensure fire safety measures detailed in this FPP have been implemented and prepare development-wide "Ready, Set, Go!" plans.

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1 Introduction

This Fire Protection Plan (FPP) has been prepared for the proposed Beaumont Pointe Specific Pan Project (Project) in Riverside County (County), California, and within the City of Beaumont Sphere of Influence. This FPP evaluates and identifies the potential fire risk associated with the Project's land uses and identifies requirements for water supply, fuel modification and defensible space, access, building ignition and fire resistance, and fire protection systems, among other pertinent fire protection criteria, including a conceptual development plan for the Project site described below. The purpose of this plan is to generate and memorialize the fire safety requirements and standards of the Riverside County Fire Department (RCFD) along with Project-specific design features and implementation measures based on the Project site, its intended use, and its fire environment, including both the conceptual land use plan and any modifications to buildings permitted pursuant to the Specific Plan

As part of the assessment, the plan has considered the property location, topography, surrounding combustible vegetation (fuel types), climatic conditions, and fire history for the Project site and the surrounding area. The plan addresses water supply, access, structural ignitability and fire resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management for the Project site and to address potential fire impacts to the surrounding area. The plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect structures and essential infrastructures within the Project site. The following tasks were performed toward completion of this plan:

- Gather Project site specific climate, terrain, and fuel data;
- Collect Project site photographs;
- Process and analyze the data using the latest GIS technology;
- Predict fire behavior using scientifically based fire behavior models, comparisons with actual wildfires in similar terrain and fuels, and experienced judgment;
- Analyze and guide design of proposed infrastructure;
- Analyze the existing emergency response capabilities;
- Assess the potential fire risk posed by the construction and operation of the Project to the Project site and surrounding area; and
- Prepare this FPP detailing how fire risk will be mitigated on the Project site and in the surrounding area through a system of fuel modification, structural ignition resistance enhancements, and fire protection delivery system upgrades.

Field observations were utilized to augment existing digital Project site data in generating the fire behavior models and formulating the recommendations presented in this FPP. Refer to Appendix A for Project site photographs of existing conditions.

1.1 Applicable Codes/Existing Regulations

This FPP demonstrates that Beaumont Pointe Specific Plan Project will comply with applicable portions of RCFD, Fire Prevention Standards and County Ordinances No. 460 and No. 787-8. The Project will also be consistent with the 2019 edition of the California Building Code (CBC), Chapter 7A; 2019 edition of the California Fire Code (CFC),

Chapter 49; and the 2018 edition of the International Fire Code (IFC); or applicable code as adopted and amended by RCFD and the City of Beaumont at the time of construction. Additionally, RCFD references Fire Prevention Standards for informational purposes in clarifying and interpreting provisions of the CFC, National Fire Protection Association (NFPA) and California Public Resources Code (PRC). The Project will also comply with Chapter 7A of the CBC which focuses primarily on preventing ember penetration into buildings, a leading cause of structure loss from wildfires.

Compliance with the above building and fire code requirements is an important component of the requirements of this FPP given the Project's wildland-urban interface (WUI) location is primarily in an area statutorily designated as a Very High Fire Hazard Severity Zone (VHFHSZ) and High Fire Hazard Severity Zone (HFHSZ) (Figure 1) state responsibility area (SRA) by California Department of Forestry and Fire Protection (CAL FIRE) (FRAP 2008). Adjacent to the Project site, within the City of Beaumont's jurisdictional boundary, the land is primarily designated as a Very High Fire Hazard Severity Zone (VHFHSZ) and High Fire Hazard Severity Zone (HFHSZ) local responsibility area (LRA). After being annexed to the City of Beaumont, it is possible that the Project site could be re-designated as LRA in a future update of CAL FIRE's Hazard Severity Zone maps. The designations of Fire Hazards are based on topography, vegetation, and weather, amongst other factors with more hazardous sites, which include steep terrain, un-maintained fuels/vegetation, and WUI locations. As described in this FPP, the Project will meet all applicable fire and building code requirements for building in these higher fire hazard areas or meet the intent of the code through the application of Project site-specific fire protection measures. These codes have been developed through decades of after fire structure save and loss evaluations to determine what causes building loss during wildfires. The resulting fire codes now focus on mitigating former structural vulnerabilities through construction techniques and materials so that the buildings are resistant to ignitions from direct flames, heat, and embers, as indicated in the 2019 California Building Code (Chapter 7A, Section 701A Scope, Purpose and Application).

1.2 Project Summary

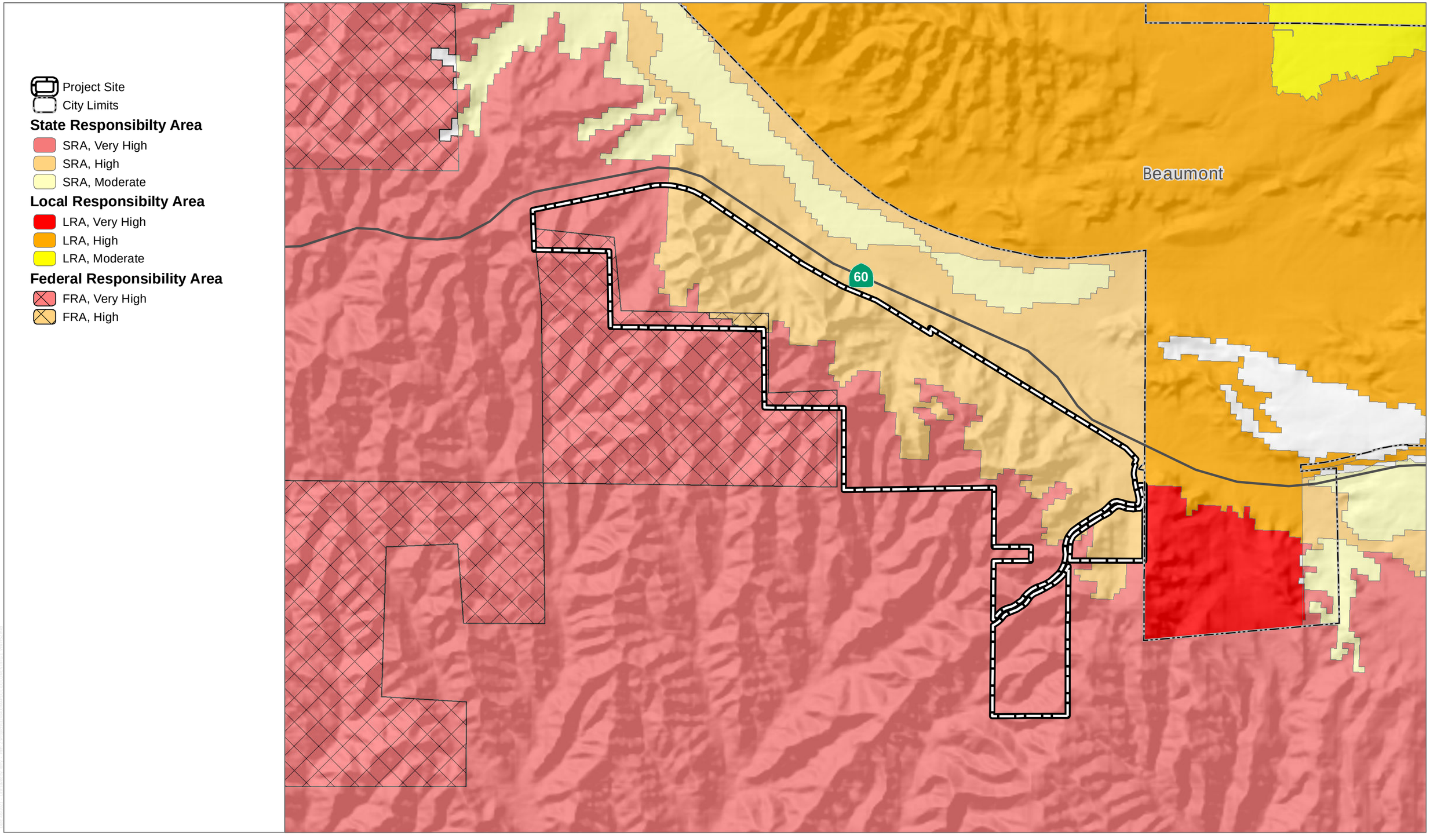
1.2.1 Project Overview

The Project provides for a logistical industrial center, commercial-recreation center, hospitality facility and conserved open space, on approximately 533.41 acres (See Project Description, below).

1.2.2 Location

The 533.41-acre Project site is in the City of Beaumont Sphere of Influence area in Riverside County. The Project site is along the southern portion of the western Beaumont city limits. (Figure 2, Project Location Map). More specifically, the Project site is located, immediately south of SR-60, west of Jack Rabbit Trail, and immediately north of the San Timoteo Badlands. The Project site is situated within Sections 1, 2 and 12 of Township 3 South, and Range 2 West on the El Casco, California, United States Geological Survey (USGS), 7.5-minute topographic map.

The Beaumont Pointe Specific Plan Project site is located on the following Riverside County Assessors Parcels: 422-06-2; 422-06-05; 422-06-09; 422-06-10; 422-06-16; 422-06-17; 422-06-18; 422-06-21; 422-06-22; 422-17-05; 422-17-07; 422-17-08; 422-17-09; 422-17-10; 422-17-11.



SOURCE: CAL FIRE, 2009

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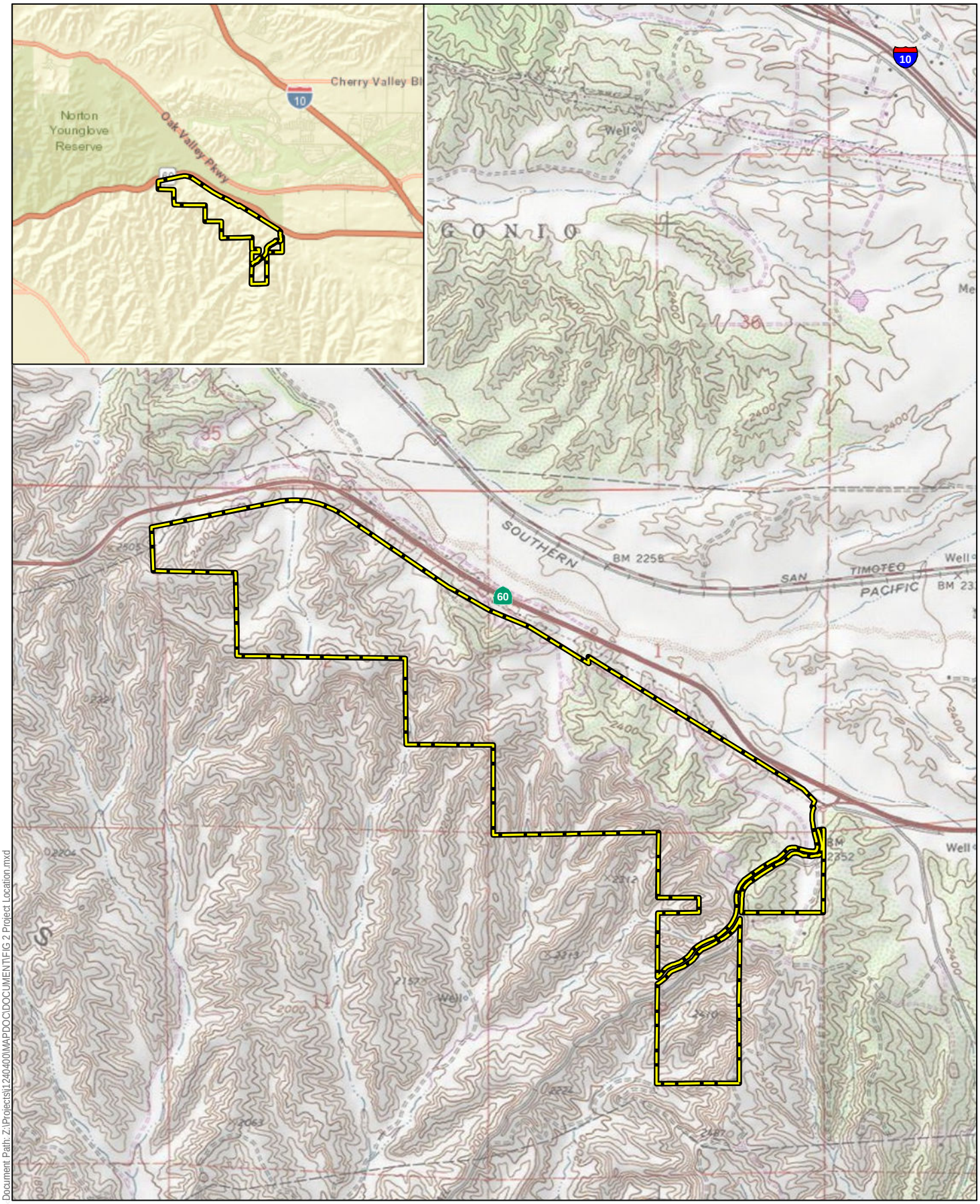
0 750 1,500 Feet

FIGURE 1

Very High Fire Hazard Severity Zones

Fire Protection Plan for the Beaumont Pointe Specific Plan

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Document Path: Z:\Projects\j124040\MAPDOC\DOCUMENT\FIG 2 Project Location.mxd

SOURCE: USGS 7.5 MINUTE SERIES, EL CASCO QUADRANGLE
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SECTIONS 1, 2, AND 12

DUDEK

0 1,000 2,000 Feet

FIGURE 2
Project Location
Fire Protection Plan for the Beaumont Pointe Specific Plan

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1.2.3 Existing Land Use

The Project site is currently undeveloped land that has been subject to disturbances from various sources including off-road vehicles and isolated trash dumping. The Project area is primarily vegetated with non-native grasses and sage scrub. Numerous dirt roads and trails were observed throughout the Project site. The Project 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 Project 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.

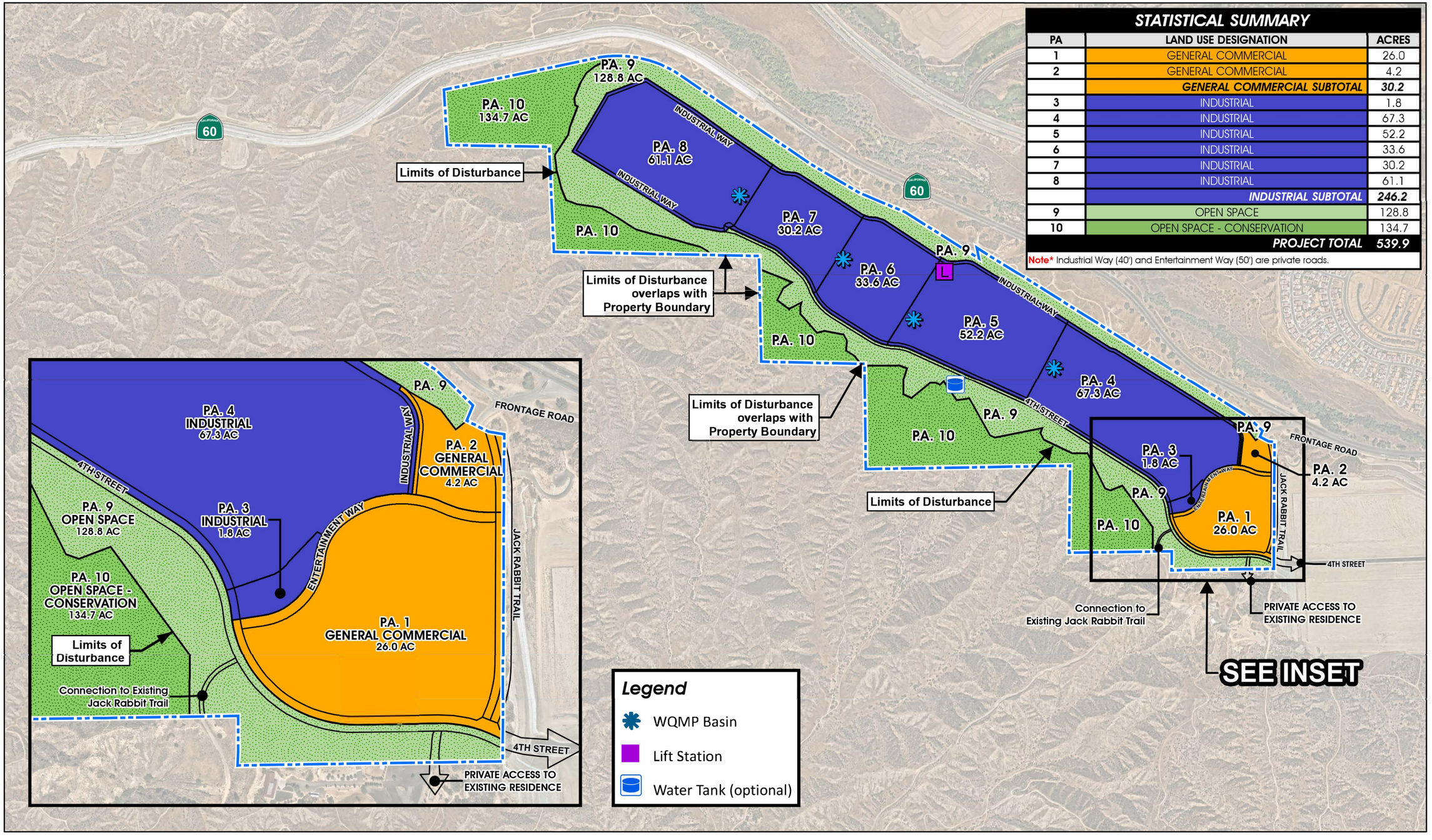
Surrounding Land uses that lie adjacent to the Project site include the Fairway Canyon SCPGA golf course (Specific Plan, project under development) and Sun Cal project (Specific Plan approved and under construction), Heartland project (homes under construction) to the northeast and north of SR-60. Additionally, Hidden Canyon industrial project (grading currently underway) to the east, and undeveloped, vacant land to the south and west. The SR-60 Freeway existing follows the northern boundary of the Project site with Coopers Creek, Union Pacific Railroad and San Timoteo Canyon Road a short distance away. The San Timoteo Badlands are just to the south of the southern boundary of the Project.

1.2.4 Project Description

The Beaumont Pointe Specific Plan Project proposes development of approximately 533.41 acres for a master-planned, industrial, commercial, hospitality and recreational development (refer to Figure 3, Land Use Plan, for proposed land uses and building locations). The Center provides for: Industrial building space of approximately 4,533,000 square feet on approximately 223.86 acres; Commercial Retail uses of approximately 246,000 square feet of building space on approximately 26.0 acres; Hospitality use of approximately 90,000 square feet on approximately 4.2 acres; approximately 128.8 acres of Open Space; approximately 134.7 acres of Open Space-Conservation. The proposed circulation pattern of arterial roads and access to proposed parking areas will divide the Project site into 10 Planning Areas: PA 1 and PA 2 are General Commercial; PA 3 through PA 8 are Industrial; PA 9 is Open Space; and PA 10 is Open Space – Conservation.

The Project includes multiple structures composed of individual planning areas, which indicate the location of proposed uses for Industrial, Commercial-Recreation, Hospitality, Open Space. Development within Project site will be formed in part by individual land uses and internal street patterns. However, these delineations could change during the development process. The accompanying infrastructure will consist of an internal road circulation system, water, sewer, and storm water drainage systems, and utilities.

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STATISTICAL SUMMARY

PA	LAND USE DESIGNATION	ACRES
1	GENERAL COMMERCIAL	26.0
2	GENERAL COMMERCIAL	4.2
	GENERAL COMMERCIAL SUBTOTAL	***30.2***
3	INDUSTRIAL	1.8
4	INDUSTRIAL	67.3
5	INDUSTRIAL	52.2
6	INDUSTRIAL	33.6
7	INDUSTRIAL	30.2
8	INDUSTRIAL	61.1
	INDUSTRIAL SUBTOTAL	***246.2***
9	OPEN SPACE	128.8
10	OPEN SPACE - CONSERVATION	134.7
	PROJECT TOTAL	***539.9***

Note* Industrial Way (40') and Entertainment Way (50') are private roads.

Source(s): ESRI, RCTLMA (2021), City of Beaumont (2004), Nearmap Imagery (2021)
Composite: Proactive Engineering Consultants (2020),Herdman Architecture (07-09-2021)

Figure 2-1

Conceptual Land Use Plan

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2 Project Site Risk Analysis

2.1 Field Assessment

A field assessment of the Beaumont Pointe specific Plan Project area was conducted on April 1, 2020 in order to confirm/acquire Project site information, document existing conditions, and to determine potential actions for addressing the protection of the Project's structures. While on the Project site, Dudek's Fire Protection Planner assessed the area's topography, natural vegetation and fuel loading, surrounding land use and general susceptibility to wildfire. Among the field tasks that were completed are:

- Vegetation estimates and mapping refinements
- Fuel load analysis
- Topographic features documentation
- Photograph documentation
- Confirmation/verification of hazard assumptions
- Ingress/egress documentation.
- Nearby Fire Station reconnaissance

Field observations were utilized to augment existing Project site data in generating the fire behavior models and formulating the recommendations detailed in this report.

2.2 Project Site Characteristics and Fire Environment

Fire environments are dynamic systems and include many types of environmental factors and Project site characteristics. Fires can occur in any environment where conditions are conducive to ignition and fire movement. Areas of naturally vegetated open space are typically comprised of conditions that may be favorable to wildfire spread. The three major components of fire environment are topography, climate, and vegetation (fuels). The state of each of these components and their interactions with each other determines the potential characteristics and behavior of a fire at any given moment. It is important to note that wildland fire may transition to urban fire if structures are receptive to ignition. Structure ignition depends on a variety of factors and can be prevented through a layered system of protective features including fire resistive landscapes directly adjacent to the structure(s), application of known ignition resistive materials and methods, and suitable infrastructure for firefighting purposes. Understanding the existing wildland vegetation and urban fuel conditions on and adjacent to the Project site is necessary to understand the potential for fire within and around the Project site.

The following sections discuss the Project site characteristics, local climate, and fire history within and surrounding the Project site. The Beaumont Pointe Specific Plan Project is similar concerning topography, vegetative cover, and proximity to adjacent residential areas, available access, and planned use. The following sections discuss the characteristics of the Project site at a regional scale. The intent of evaluating conditions at this macro-scale is providing a better understanding of the regional fire environment, which is not constrained by property boundary delineations.

2.2.1 Topography

Topography influences fire risk by affecting fire spread rates. Typically, steep terrain results in faster fire spread up-slope and slower fire spread down-slope in the absence of wind. Flat terrain tends to have little effect on fire spread, resulting in fires that are driven by wind. The Project site is situated along the northeasterly edge of an accumulation of sedimentary deposits that form an extensive hillside area known as "The Badlands". The Project site is characterized by rugged steep ridges and hillsides with narrow canyons that are generally situated on the southwest portion of the Project site and relatively gentle ridges and broad canyons/valleys on the northern portions of the Project 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. The elevations on the Project site range from approximately 2,230 feet above mean sea level (amsl) in the northwest portion of the Project site to approximately 2,510 feet amsl in the southeast portion of the Project site.

2.2.2 Climate

Throughout southern California, and specifically at the Project site, climate has a large influence on fire risk. The climate of Riverside County is typical of a Mediterranean area, with warm, dry summers and cold, wet winters. Temperatures average (average annual) around 61° F and reach up to 100°F. Precipitation has been averaging less than 16 inches and typically occurs between December and March. The prevailing wind is an on-shore flow between 7 and 11 mph from the Pacific Ocean.

Fires can be a significant issue during summer and fall, before the rainy period, especially during dry Santa Ana wind events. The seasonal Santa Ana winds can be particularly strong in the Project area as warm and dry air is channeled through the San Gorgonio Pass from the dry, desert land to the east. Although Santa Ana events can occur anytime of the year, they generally occur during the autumn months, although the last few years have resulted in spring (April - May) and summer events. Santa Ana winds may gust up to 75 miles per hour (mph) or higher. This phenomenon markedly increases the wildfire danger and intensity in the Project area by drying out and preheating vegetation (fuel moisture of less than 5% for 1-hour fuels is possible) as well as accelerating oxygen supply, and thereby, making possible the burning of fuels that otherwise might not burn under cooler, moister conditions.

2.2.3 Vegetation

2.2.3.1 Fuels (Vegetation)

The Project property and surrounding areas primarily support sage scrub plant community, non-native grasslands and disturbed habitat. Vegetation types were derived from an on-site field assessment of the Project site. The majority of the south facing slopes adjacent to the Project site are vegetated with sage scrub interspersed with grasses which are more predominant in the low-lying valleys. The vegetation cover types were assigned corresponding fuel models for use during Project site fire behavior modeling. Section 3.0 describes the fire modeling conducted for the Project Area.

2.2.3.2 Vegetation Dynamics

The vegetation characteristics described above are used to model fire behavior, discussed in Section 3.0 of this FPP. Variations in vegetative cover type and species composition have a direct effect on fire behavior. Some plant communities and their associated plant species have increased flammability based on plant physiology (resin

content), biological function (flowering, retention of dead plant material), physical structure (bark thickness, leaf size, branching patterns), and overall fuel loading. For example, non-native grass dominated plant communities become seasonally prone to ignition and produce lower intensity, higher spread rate fires. In comparison, sage scrub can produce higher heat intensity and higher flame lengths under strong, dry wind patterns, but does not typically ignite or spread as quickly as light, flashy grass fuels.

As described, vegetation plays a significant role in fire behavior, and is an important component to the fire behavior models discussed in this report. A critical factor to consider is the dynamic nature of vegetation communities. Fire presence and absence at varying cycles or regimes disrupts plant succession, setting plant communities to an earlier state where less fuel is present for a period of time as the plant community begins its succession again. In summary, high frequency fires tend to convert shrublands to grasslands or maintain grasslands, while fire exclusion tends to convert grasslands to shrublands, over time. In general, biomass and associated fuel loading will increase over time, assuming that disturbance (fire, or grading) or fuel reduction efforts are not diligently implemented. It is possible to alter successional pathways for varying plant communities through manual alteration. This concept is a key component in the overall establishment and maintenance of the proposed fuel modification zones on-site. The fuel modification zones on the Project site will consist of irrigated and maintained landscapes as well as thinned native fuel zones that will be subject to regular "disturbance" in the form of maintenance and will not be allowed to accumulate excessive biomass (live or dead) over time, which results in reduced fire ignition, spread rates, and intensity. Conditions adjacent to the Project's footprint (outside the fuel modification zones), where the wildfire threat will exist post-development, are classified as low to medium fuel loads due to the dominance of sage scrub-grass fuels.

2.2.4 Fire History

Fire history is an important component of an FPP. Fire history data provides valuable information regarding fire spread, fire frequency, most vulnerable areas, and significant ignition sources, amongst others. In turn, this understanding of why fires occur in an area and how they typically spread can then be used for pre-planning and designing defensible communities.

Fire history represented in this FPP uses the Fire and Resource Assessment Program (FRAP) database. FRAP summarizes fire perimeter data dating to the late 1800s, but which is incomplete due to the fact that it only includes fires over 10 acres in size and has incomplete perimeter data, especially for the first half of the 20th century (Syphard and Keeley 2016). However, the data does provide a summary of recorded fires and can be used to show whether large fires have occurred in the Project area, which indicates whether they may be possible in the future.

Appendix B – Project Vicinity Fire History exhibit, presents a graphical view of the Project area's recorded fire history. As presented in the exhibit, there have been 101 fires recorded since 1900 by CALFIRE in their FRAP database (FRAP 2021) [2] in the vicinity of the Project, including in the upper northwest third of the Project site. These fires, occurring in 1900, 1914, 1951, 1957 (x3), **1962**[3] (x3), **1965**, 1967 (x2), **1968** (x4), 1969, 1970 (x3), 1973, **1975** (x2), 1979 (x11), **1980** (x7), 1981 (x3), 1982 (x2), 1983, 1985, 1986 (x2), 1987 (x2), 1988 (x4), 1989 (x2), 1990, 1992, **1993**, 1994 (x2), **1996** (x3), **1997** (x3), **1998** (x2), 2005 (x3), 2006 (x2), 2007, **2009** (x4), 2010 (x2), 2011, 2012, 2013 (x4), **2015** (x3), 2017 (x5), 2019 (x2) and 2020 burned within a five mile radius of the Project area. Approximately thirteen fires have burned onto a portion of the Project site. Based on an analysis of the CAL FIRE FRAP fire history data set, specifically the years in which the fires burned, the average interval between wildfires in the area

[2] Based on polygon GIS data from CAL FIRE's FRAP, which includes data from CAL FIRE, USDA Forest Service Region 5, BLM, NPS, Contract Counties and other agencies. The data set is a comprehensive fire perimeter GIS layer for public and private lands throughout the state and covers fires 10 acres and greater between 1878–2018.

[3] Years in bold indicates a fire burned onsite, both 1968 and 1975 had two onsite fires.

(includes areas up to roughly 5 miles from the Project site) was calculated to be one year with intervals ranging between zero and seven years. Based on this analysis, it is expected that wildfire that could impact the Project may occur, if weather conditions coincide, roughly every year with the realistic possibility of shorter or longer interval occurrences, as observed in the fire history records.

2.3 Analysis of Wildfire Risk from Adding New Development

Humans (i.e., human related activities or human created features, services (i.e., powerlines and electrical equipment), or processes) are responsible for the majority of California wildfires (Syphard et al. 2007, 2008; Romero-Calcerrada et al. 2008). Certain human activities result in sparks, flames, or heat that may ignite vegetative fuels without proper prevention measures in place. These ignitions predominantly occur as accidents, but may also be purposeful, such as in the case of arson. Equipment and powerlines cause a significant number of fires in Riverside County. After that, roadways are a particularly high source for wildfire ignitions due to high usage and vehicle-caused fires (catalytic converter failure, overheated brakes, dragging chains, tossed cigarette, and others) (Romero-Calcerrada et al. 2008)). In Southern California, the population living at, working in, or traveling through the wildland urban interface is vast and provides a significant opportunity for ignitions every day. However, it is a relatively rare event when a wildfire occurs, and an even rarer event when a wildfire escapes initial containment efforts. Approximately 90 to 95% of wildfires are controlled below 10 acres (CAL FIRE 2019; Santa Barbara County Fire Department 2019).

Research indicates that the type of clustered, contained development project like Beaumont Point Specific Plan, are not associated with increased vegetation ignitions. Syphard and Keeley (2015) summarize all wildfire ignitions included in the CALFIRE Fire and Resource Assessment Program (FRAP) database dating back over 100 years. They found that equipment-caused fires were by far the most numerous – and these also accounted for most of the area burned – followed closely by the area burned by powerline fires. Ignitions classified as equipment caused frequently resulted from exhaust or sparks from power saws or other equipment with gas or electrical motors, such as lawn mowers, trimmers or tractors and associated with lower density housing. Ignitions were more likely to occur close to roads and structures, and at intermediate density land uses and structure densities.

As exhibits 1 through 3 illustrate, development density directly influences susceptibility to fire because in higher density developments (like the Project), there is one interface (the Project perimeter) with the wildlands whereas lower density development creates more structural exposure to wildlands, less or no ongoing landscape maintenance (an intermix rather than interface), and consequently more difficulty for limited fire resources to protect well-spaced buildings. The intermix includes development amongst the unmaintained fuels whereas the proposed Project converts all fuels within the footprint and provides a wide, managed fuel modification zone separating buildings from unmaintained fuel and creating a condition that makes defense easier. Syphard and Keeley go on to state that “The WUI, where housing density is low to intermediate is an apparent influence in most ignition maps,” further enforcing the conclusion that lower density housing poses a higher ignition risk than higher density development. They also state that “Development of low-density, exurban housing may also lead to more homes being destroyed by fire” (Syphard et al. 2013). A vast wildland urban interface already exists in the area adjacent to the Project, dominated by older, more fire-vulnerable structures, constructed before stringent fire code requirements were imposed, with varying levels of maintained fuel modification buffers. As discussed in detail throughout this FPP, the Project is an ignition resistant development designed to include professionally managed and maintained fire protection components, modern fire code compliant safety features and specific measures provided where ignitions are most likely to occur (such as along roadways). Therefore the development of the Project would not be expected to materially increase the risk of vegetation ignitions.

Exhibit 1. Example of "lower density" development where homes are interspersed amongst wildland fuels, are of varying ages, and include varying levels of fuel modification zone setbacks. Homes are exposed on most or all sides by flammable vegetation and properties rely solely on owners for maintenance, are often far distances from the nearest fire station, and have minimal buffer from on-site fire spreading to wildlands

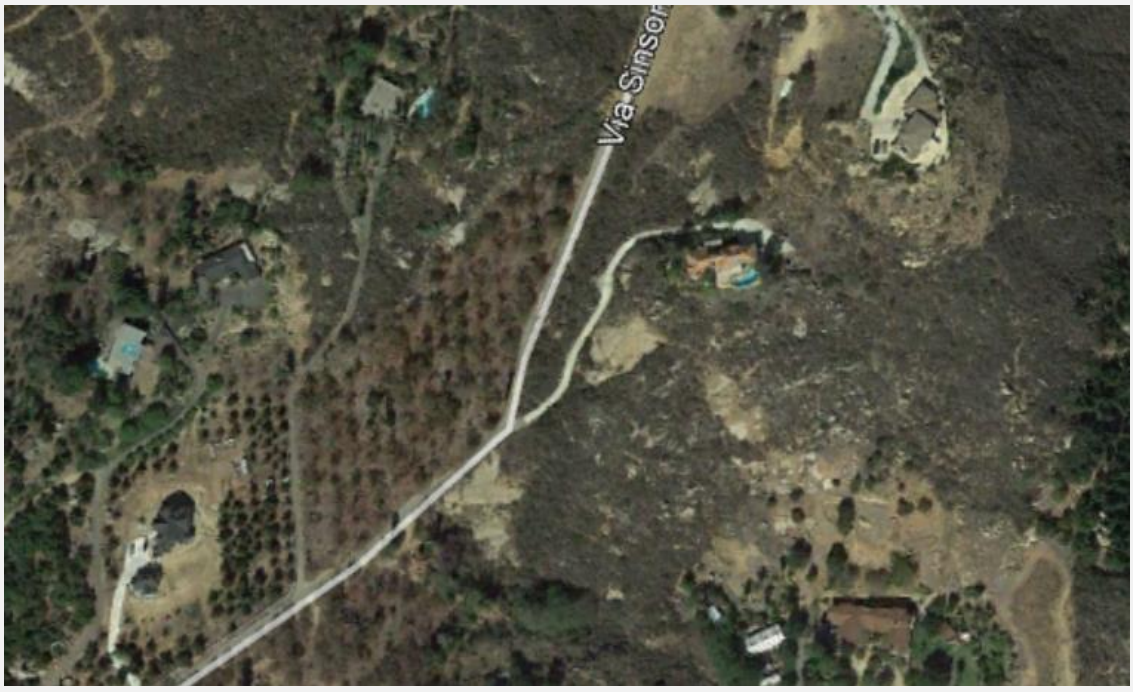


Exhibit 2. Example of moderate density development. Homes are located on larger properties and include varying levels of ignition resistance and landscape/fuel modification provision and maintenance. This type of development results in a higher wildland exposure level for all homes and does not provide the same buffers from wildfire encroaching onto the site, or starting at a structure and moving into the wildlands as a higher density project



Exhibit 3. Example higher density development that is ignition resistant and excludes readily ignitable vegetative fuels throughout and provides a perimeter fuel modification zone. This type of new development requires fewer fire resources to defend and can minimize the likelihood of on-site fires spreading off-site.



Moreover, frequent fires and lower density housing growth may lead to the expansion of highly flammable exotic grasses that can further increase the probability of ignitions (Keeley et al. 2012). This is not the case with the Proposed Project as the landscapes are managed and maintained to remove exotic fuels that may establish over time.

As discussed above, research indicates that it is less likely for higher density developments to be impacted by wildfires than lower density developments. The same protections that starve wildfire of fuels and minimize or prevent wildfire from transitioning into a higher density Project, such as Beaumont Pointe also serve to minimize or prevent on-site fires from transitioning into the wildlands. Customized project FMZs are crucial as the strategic design and placement of fuels treatments can disrupt or slow fire spread, reduce fire intensity, and facilitate fire suppression within a landscape (Braziunas et al., 2021). This is true regardless of the direction a vegetation fire may be burning – whether toward a community or from within a community. The risk of a structure being destroyed is significantly lower when defensible space is implemented on both shallow and steep properties (Syphard et al., 2014). Even if just half the landscape is treated, the percentage of houses exposed to fire can decrease from 51% to 16% (Braziunas et al., 2021). Moreover, when FMZs are designed properly, they not only protect homes but also the surrounding environment. For example, when the Tahoe Basin experienced the Angora Fire in 2007, fuel treatments had the dual effect of saving homes and increasing forest survival. (Safford et al., 2009.) In areas where fuel management had been carried out prior to the Angora Fire, home loss was significantly reduced in the adjacent community and 85% of the trees survived, as compared to the 22% that survived in untreated areas. (Safford et al., 2009.) Fuel management treatments also facilitated the ecological benefit of reduced fire severity, including higher post-fire soil litter cover, higher herbaceous plant cover, higher diversity, and lower levels of invasive beetles. (Safford et al., 2009.) At a minimum, managing defensible space can reduce risk across multiple scales by damping fire risk, reducing the impact of fire, and in turn reducing annual fire risk. (Braziunas et al., 2021.)

Further, the requirement that all structures will include interior fire sprinklers significantly reduces the likelihood that a building fire spreads to the point of flashover, where a structure will burn beyond control and produce embers. Interior sprinklers are very efficient, keeping fires to the room of origin, or extinguishing the fire before the responding firefighters arrive. Similarly, the irrigated fuel modification zones are positioned throughout the development areas as well as the first zones on the perimeter of the project. Irrigated zones include plants with high internal moisture and spacing between plants and plant groups that 1) make it difficult to ignite and 2) make it difficult for fire to spread plant to plant. Lastly, the on-site fire station and additional humans on the site result in fast detection of fires and fast firefighter response, a key in limiting the growth of fires beyond the incipient stage.

2.4 Off-site Wildfire Impacts

It is a relatively rare event when a wildfire occurs, and an even rarer event when a wildfire escapes initial containment efforts. Approximately 90 to 95% of wildfires are controlled below 10 acres (CAL FIRE 2019). Studies (Keeley & Syphard 2018; Syphard et al. 2007; Syphard & Keeley 2015) show the ignition resistance and fire safety awareness of the Project and its population influences the likelihood of fire ignitions and the potential for fire to spread off-site into adjacent wildland fuels and negatively impact existing communities. As the research indicates, humans can drive wildfire ignition risk, but not discussed, they can also reduce it. When fire protection is implemented at the parcel level and leverages ignition resistant building materials, infrastructure improvements, and landscape design the wildfire risk can be significantly reduced in the surrounding environment (Newman et al., 2013). When wildfire is planned for and incorporated into the building design, such as with the Project, it can not only withstand wildfire, but prevent it. This prevention benefits the Project and the surrounding areas by reducing the landscape level fire risk. Further, given the Project's multi-scaled approach to fire protection, it is unlikely that the Project would be a significant source of ignitions and result in increased off-site impacts related to wildfire, as discussed herein.

Common ignition sources in southern California are related to powerlines and vehicles (Keeley & Syphard, 2018). Powerlines-based ignitions are a major concern with respect to off-site wildfire impacts. However, this risk can be mitigated by burying powerlines, as they would be on the Project. Burying powerlines significantly eliminates a potential ignition source within the Project site and benefits the larger vicinity. The remaining highest likelihood of vegetation ignitions in the Project area would be related to existing Highway 60 and other roads used by Project employees. However, the Project provides roadside fuel modification along all roads it creates and neighboring development is converting fuels along the primary access road such that it will be free of flammable roadside fuel beds. Ongoing maintenance along Highway 60 is provided and is expected to continue, if not increase in frequency as part of overall fire reduction efforts not within the control of the Project. These efforts reduce or minimize the ability for a vehicle related spark, catalytic converter failure, or other ignition source to ignite and spread fire from the roadsides into unmaintained fuels. The Project is not expected to significantly increase the already known fire risk associated with roads and in fact the Project- and road-adjacent fuel modification would aid in reducing the preexisting risk. Interior roadways are also not expected to result in significant vehicle ignitions. Jack Rabbit Trail will be restricted to serve as an emergency access road only; all but eliminating the fire risk associated with vehicle use on that road. The on-site roadways would comply with all fire department access requirements and be adjacent to fuel modification. Therefore, even if ignition were to occur on the Project interior roadways it is highly unlikely it would spread beyond the Project site and due to the level of hardscape and the adjacent fuel modifications areas, would result in patchy and slow fire spread and reduced fire intensity.

Reducing WUI exposure can address protection of a wide range of highly valued resources and can offer protection to critical resources, habitat communities, and landscapes (Scott et al., 2016). Despite the potential for more

frequent fire ignitions from developments, when developments are planned accordingly, such as the Project, the fuel availability and fuel continuity decrease, while the probability of fire suppression increases (Fox et al., 2018). This is a result of planned alterations to fuel, increased ignition resistant construction, enhanced fire protection features, higher wildfire risk awareness, and maintenance of fire protection features. The dual benefit of building a fire-hardened development, like the Project, is that the same features that protect the development from a wildfire also play a significant role in protecting wildlands and surrounding areas from Project-related fires.

2.4.1 Vegetation management

A study in Southern Italy found that the ignition potential of an area was significantly influenced by landcover types and human drivers were low or inconsistent (Elia et al., 2019). Urban interfaces with shrubland-dominated vegetation were found to be more fire-prone than those with grasslands or other natural spaces (Elia et al., 2019). The Project area is a mixture of shrublands, grasslands, and disturbed habitats. All the existing fuel on the site and within FMZ areas will be converted into hardscape and or modified to reduce fuel densities that are managed and maintained. The fuel conditions will be addressed through various vegetation management techniques, such as fuel modification zones (FMZs). The original intent of FMZs, also known as defensible space, was to protect natural resources from fires in developed areas and have since evolved to protecting communities and structures. In an FMZ, combustible vegetation would be removed and/or modified and partially or totally replaced with more appropriately spaced drought-tolerant, fire-resistant plants. The goal is to provide a managed area where fire spread is not facilitated toward the Project or away from the Project into wildland areas. Fuel modification works by redistributing the fire risk on a landscape and altering the interaction between fire, fuels, and weather (Cochrane et al., 2012). FMZs typically target surface fires but can also reduce the likelihood of canopy fires, lower ember cast, and have a shadow effect on the untreated landscape by lowing the probability of burning and the potential fire size (Cochrane et al., 2012). As a result, the risk of a structure being destroyed, whether from a fire from with the development or outside the development, is significantly lower when defensible space is implemented. However, other fuel management methods can be used to provide the functional equivalent to a traditional FMZ, such as a fuel modification area (FMA) or fuel maintenance zone (refer to Sections 5.4.2.2 and 5.4.2.3). These are also capable of not only providing protection from wildfires to the Project but also minimizing the potential for an on-site fire spreading offsite. In addition to a 100-foot Fuel Modification Area (FMA), the Project will provide a 20-foot wide fuel maintenance zone around the perimeter of the Project's wildland exposures. The fuel maintenance zone will be landscaped and irrigated to the pad edge, extending the protections provided by the FMA.

The Project FMA will serve to create defensible space around the structures. Defensible space adjacent to structures also functions to limit the spread of fire from the built environment into off-site vegetation because the irrigated and maintained landscapes do not readily facilitate vegetation ignition or fire spread. Implementing defensible space can reduce the likelihood of structural ignition and support landscape-level risk reduction. The FMA areas function as fuel breaks which are crucial in reducing fire risk and facilitating effective fire prevention (Wang et al., 2021). The irrigated zone acts as a green barrier that uses specific vegetation growth, such a high-internal moisture, fire-resistive species, to reduce fire spread (Wang et al., 2021). The high-internal moisture and spacing between plant groups make it more difficult for ignition to occur and fires to spread from plant to plant. This affects fire behavior by reducing flame lengths, slowing spread rates, and lowering fire intensity. If a fire from a structure or vehicle spread to the irrigated zone the fire-resistive species in this zone would be less likely to ignite, reducing the likelihood of the fire spreading off-site (Wang et al., 2021). The use of irrigated areas to reduce wildfire impacts can achieve wildfire mitigation and offer wildfire protection in fire-prone areas beyond the Project site (Wang et al., 2021). Further fuel treatments also have an ecological benefit by reducing the potential fire severity which can result in high post-fire litter cover, higher herbaceous plant cover, higher biodiversity, and lower levels of

invasive pests, benefiting adjacent open space areas (Safford et al., 2009). The benefits of defensible space and FMAs are not solely limited to the built environment. Positioning the low plant density, irrigated zone directly adjacent to the development pad, and implementing defensible space provides a significant buffer between structures and open space areas. These techniques aid in preventing ignitions in the built environment but also across the larger landscape.

However, long-term protection of the development and the surrounding area is dependent on the maintenance of fuel modification as even fire-safe designs can degrade over time. To alleviate this the Project will conduct regular assessments of the FMZs and FMAs. During this maintenance, dead and dying material and undesirable plants will be removed. Thinning will also be conducted as necessary to maintain plant spacing and fuel densities. This will keep the FMZs, FMAs and landscaped areas in a highly fire resistive condition free of accumulated flammable debris and plants.

Fuel treatments and defensible space do more than just protect structures. When they are a component of a place-based fire-hardened design, such as the Project, they can not only serve to protect structures from wildfire but act as a buffer for natural areas and surrounding communities. These features will further reduce the potential for wildfire in open space areas and potential impacts on surrounding communities.

2.4.2 Firefighter Response

As discussed in Section 4 the Project is not anticipated to have a negative impact on response capacity. Further, the on-site roads would be able to provide sufficient access for fire apparatus in a high-risk area. The Project also provides water supply and fire flow which are critical resources in firefighting. The Project defensible space areas will allow firefighters to safely position themselves at the development edge and begin tactical protection efforts (Warziniack et al., 2019). This allows firefighters to not only readily protect structures and reduce the likelihood of building ignition but also gives them a safe position to respond to offsite wildfires. Using the Project's fire protection features firefighters would be able to use the Project as a tactical resource for protecting open space areas, whether it be from an on-site or off-site fires. The Project would create additional access for fire apparatuses that were not previously existing. Enhancing firefighters' ability to respond to an incident increases their ability to suppress a fire whether both on-site and off-site. The presence of on-site fire resources increases response capacity and could be the difference between a small fire or a full conflagration.

2.4.3 Ignition Resistant/Noncombustible Construction

The WUI fire problem is structures lacking ignition resistant features (i.e., ember resistant vents, interior sprinklers); therefore, the best mitigation is to reduce the likelihood of building ignition occurring (Zhou, 2013). Structural characteristics play a large role in whether a building burns, which is important in WUI environments as structures also serve as fuel (Gorte, 2011). The benefit of structure-based mitigation is that it not only lowers the on-site risk but also lowers the risk of wildfire across a landscape (Mockrin et al., 2020). In WUI areas, this is because structures are also fuels that can spread a fire into open space. With the incorporation of ignition-resistant construction, the likelihood of structural ignition occurring within the Project area is minimized. The Project will provide form in place concrete buildings that are non-combustible from direct wildfire flames, heat, and embers. This lowers the threat from on-site fires impacting off-site areas as the structures themselves are very unlikely to act as fuel. While the Project includes vent coverings to prevent ember penetration the Project buildings will also include NFPA 13 commercial automatic sprinklers in every building. This is crucial in preventing off-site impacts as embers can also be generated by a structure fire and can be blown over the fuel modification into native fuels. Automatic sprinklers

can isolate a fire to the point of origin, limit its ability to spread to the rest of the building, and even extinguish a fire before the responding firefighters arrive, thus damping the likelihood of ember production. Commercial sprinklers are structure protection level sprinklers that have an extremely high success rate of controlling or suppressing interior structure fires. This also reduces impacts on fire response capacity as the automatic sprinklers will allow firefighters to focus on reducing additional ignitions beyond the point of origin.

Structure design, such as the Project's, is crucial in protecting an area against wind-driven fires. The Project not only incorporates necessary codes to prevent structural ignition but exceeds them (e.g., 100-foot paved/irrigated Fuel Modification Area, 20-foot Fuel Maintenance Zone); thus, lowering the probability of ignition and offsite impacts even more. The Project provides features that not only prevent fire intrusion but prevent structures fires from escaping into off-site areas. This allows the Project to not only protect the immediate area but the surrounding environment.

2.4.4 Shelter in Place Capability

Sheltering-in-place is the practice of going or remaining indoors during or following an emergency event. This procedure is recommended if there is little time for the public to react to an incident and it is safer for the public to stay indoors for a short time rather than travel outdoors. According to common Emergency Operations Plan language, shelter-in-place is an approach that has been used and is actively contemplated for emergencies, including wildfires. Shelter-in-place advises people to stay secure at their current location.

Consistent with the Project's approach, this tactic shall only be used if an evacuation will cause a higher potential for loss of life. Consideration should be given to assigning incident personnel to monitor the safety of citizens remaining in place. The concept of shelter-in-place is an available option in those instances where physical evacuation is impractical. This procedure is particularly effective for concrete commercial buildings. Sheltering-in-place provides a safe haven within the impacted area.

This Fire Protection Plan provides significant evaluation and conclusions regarding the shelter-in-place capability of the Project's buildings. Among other things, the Project has been designed to include ignition-resistant structures with the use of non-combustible construction materials (e.g., concrete), effective defensible space and fuel management zones, ember protection, and other redundant structure, infrastructure, building code, and water supply and flow requirements established as containing adequate protective features to act as temporary shelters during wildfires. All the on-site structures could be utilized for temporary refuge during a wildfire. In addition, there may be protected open-air areas that would be enhanced to serve as temporary sheltering sites as a contingency plan if evacuation is considered undesirable. These sites would be designated with input from RCFD and may include green spaces, lee-side of buildings, or other protected areas.

Sheltering-in-place also has many advantages because it can be implemented immediately, allowing people to remain in their familiar surroundings, and providing individuals with everyday necessities such as telephone, radio, television, food, and clothing. However, the amount of time people can stay sheltered-in-place is dependent upon availability of food, water, medical care, utilities, and access to accurate and reliable information. It is not anticipated that any wildfire related shelter-in-place action would require longer than a few hours of on-site refuge.

The decision on whether to evacuate or shelter-in-place is carefully considered with the timing and nature of the incident. Sheltering-in-place is the preferred method of protection for people that are not directly impacted or in the direct path of a hazard. This will reduce congestion and transportation demand on the major transportation routes for those that have been directed to evacuate by police or fire personnel. Like with most new developments that

incorporate ignition resistant construction, wide fuel modification zones, ember protection, and fire defensibility throughout, responding fire and law enforcement personnel will be able to direct persons to temporarily refuge on-site in designated buildings in the rare situation where shelter-in-place is determined to be safer than evacuating.

Shelter-in-place at this location in the planned structures will also be an option available to emergency managers during a wildfire event. A shelter-in-place plan will be prepared and provided to all on-site personnel outlining the actions to take if a shelter in place notification is provided by emergency management sources.

The Project buildings will be constructed of concrete which is non-combustible and highly resistant to heat. Because of the concrete/ignition resistant construction, fuel modification zone setbacks and the type of lower fire intensity vegetative fuels in the vicinity of the site, sheltering in place is considered to be a safe option if a fast-moving wildfire precludes complete evacuation of the Project site. The heat flux produced by the nearest unmaintained vegetative fuels is not at a high enough temperature to ignite a concrete building even if it is directly next to the building. In this case, the heat would dissipate rapidly in the provided building setbacks that range between 33 and over 350 feet wide and the concrete structures would be capable of absorbing any residual heated air that may intersect with the buildings. The primary concern is anticipated to be with smoke and air quality rather than exposure to flames and heated air. Measures to safely refuge persons within the buildings and minimize smoke and air quality issues would be enacted in this scenario. For example, when wildfire ignites, it is common for HVAC systems to be turned off and they can be fitted with sensors that turn them off automatically when smoke is detected. This minimizes the potential for drafting smoke through the ventilation system into the buildings.

Project Design Feature: The Project will include features to turn off the HVAC system when smoke is detected or will prepare an emergency response plan that directs this action to be taken if a wildfire produces smoke that is impacting the Project site.

Most of the primary components of the Project's layered fire protection system are required by Fire and Building codes, because they have been tested in the lab and in real-time wildfires and found to result in saved structures. They are worth listing because they have been proven effective for minimizing structural vulnerability to wildfire. They also make shelter-in-place possible as an evacuation contingency option when evacuation is not possible.

Even though current Building and Fire Codes require these measures, at one time, many of them were used as mitigation measures for buildings in fire hazard areas, because they were known to reduce structure vulnerability to wildfire. These measures were adopted into the 2007 California Building Code and have been retained and enhanced in code updates since then. The following Project features are required for new development in fire hazard areas and would form the basis of the system to provide adequate access by emergency responders and provide the protection necessary to minimize structural ignitions:

- Application of the latest adopted ignition-resistant building codes;
    - Non-flammable roofs, which would be Class "C" listed and fire-rated roof assembly, installed per manufacturer's instructions, to approval of the City. Roofs would be made tight with no gaps or openings on ends or in valleys, or elsewhere between roof covering and decking, in order to prevent intrusion of flame and embers. Any openings on ends of roof tiles would be enclosed to prevent intrusion of burning debris. When provided, roof valley flashings would not be less than 0.019 inch (No. 26 gage galvanized sheet) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of 72 pound ASTM 3909 cap sheet running the full length of the valley.
- Exterior wall coverings are to be non-combustible form in place concrete;

- Multipane glazing with a minimum of one tempered pane;
- Ember-resistant vents (recommend BrandGuard, O'Hagin, or similar vents);
- Interior, automatic fire sprinklers to code for occupancy type;
- No eaves or soffits
- There would be no use of paper-faced insulation or combustible installation in attics or other ventilated areas;
- There would be no use of plastic, vinyl (with the exception of vinyl windows with metal reinforcement and welded corners), or light wood on the exterior.
    - Any vinyl frames to have welded corners and metal reinforcement in the interlock area to maintain integrity of the frame certified to ANSI/AAMA/NWWDA 101/I.S 2 97 requirements.
- Skylights to be tempered glass.
- Rain gutters and downspouts to be non-combustible. They would be designed to prevent the accumulation of leaf litter or debris, which can ignite roof edges.
- Doors to be of approved noncombustible construction or would be solid core wood having stiles and rails not less than 1 3/8 inches thick or have a 20-minute fire rating. Doors to comply with City Building Code,
- There would be no combustible awnings, canopies, or similar combustible overhangs.
- No combustible fences to be allowed within 5 feet of structures.
- All chimneys and other vents on heating appliances using solid or liquid fuel, including outdoor fireplaces and permanent barbeques and grills, to have spark arrestors that comply with the City Fire Code. The code requires that openings would not exceed 1/4-inch. Arrestors would be visible from the ground.
- Modern infrastructure, access roads, and water delivery system;
- Maintained FMZs;

Notably, interior fire sprinklers, which would be provided in all structures (required by code since 2010), have an extremely high reliability track record (NFPA 2021) of controlling fire in 96% of reported fires, and statistics indicate that fires in structures with sprinklers resulted in 82% lower property damage and 68% lower loss of life (Hall 2013). NFPA 13 fire sprinklers are designed for structure protection and life safety. For wildland fire defense, should embers succeed in entering a structure, sprinklers provide an additional layer of life safety and structure protection.

Sheltering In Place as an Active Emergency Option at Beaumont Pointe Logistics Center

Sheltering in place or providing temporary refuge when evacuation is considered undesirable is not a new idea. Sheltering in place has been a useful tool in the emergency management toolbox since the 1950's. In some wildfire scenarios, temporarily sheltering in a protected structure is safer than evacuating. Huntzinger (2010) states that: "If sheltering in place can provide the community with the same level of protection from an emergency incident as mass evacuation, this will be the recommended practice to use." Many civilian deaths have occurred when the population evacuated late and was exposed to wildfire on unprotected roadways (Braun, 2002, CFA 2004). By contrast, fire hardened communities/projects that have implemented similar fire protection, setback, and building standards have fared well in fire events, making them suitable for temporary shelter. Developments constructed in accordance with modern fire-safe development standards also survived the 2003 Simi Fire, the 2008 Freeway Complex Fire, and the 2020 Silverado Fire without a single building lost. (Nasiatke (2003) points out that another advantage to sheltering in place in an appropriately protected location is that there would be a substantial reduction in the number of evacuees that would need to be managed, allowing those evacuees at greater risk (i.e., in older, less protected communities) to more quickly evacuate.

2.4.5 Wildfire Risk Awareness Education

The Project includes an education awareness program that is a key piece in wildfire prevention in the area (Steffey et al., 2020). This program will provide wildfire information for the area and create greater risk awareness for occupants and their employees. The wildfire education program will be facilitated by the business owners of the Project and will disclose the potential wildfire risk and the requirements of the FPP. The educational program will also include information regarding the necessary landscape maintenance and structural-based fire protection features. Having ongoing education included in the Project creates a heightened level of wildfire risk awareness and fire protection measures. This benefits both the Project and the surrounding areas as people would be more aware of the wildfire risk and potential impacts. Further, it decreases the likelihood the Project occupants and users would cause an uncontrolled ignition and they would be aware of what steps to take if they observe an ignition. As such the impact on off-site areas would be further lowered by reducing the probability of ignition.

As described above it is not as simple to say development in areas with high fire hazards will equate to increased wildfire risk. It is possible to develop in these areas when fire is incorporated into Project design and create a site that is not only hardened against fire but designed to prevent fires. The dual benefit of creating a development that can prevent a fire is that it offers protection to the surrounding communities and the environment. The requirements and recommendations outlined in the FPP have been designed specifically for the proposed construction in the Project's location and can significantly reduce the potential threat to off-site areas.

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3 Anticipated Fire Behavior

3.1 Fire Behavior Modeling

Following field data collection efforts and available data analysis, fire behavior modeling was conducted to document the type and intensity of fire that would be expected adjacent to the Project site given characteristic features such as topography, vegetation, and weather. Dudek utilized BehavePlus software package version 6 (Andrews, Bevins, and Seli 2008) to analyze potential fire behavior for the northern, eastern, southern, and western edges of the Project site, with assumptions made for the pre- and post-Project slope and fuel conditions. Results are provided below and a more detailed presentation of the BehavePlus analysis, including fuel moisture and weather input variables, is provided in Appendix C. In addition, FlamMap geographic information system-based, fire spread modeling was utilized to determine the time of fire arrival at the site from RCFD-directed ignition points. BehavePlus modeling is described below followed by the fire spread modeling details.

3.2 Fire Behavior Modeling Analysis

An analysis utilizing the BehavePlus software package was conducted to evaluate fire behavior variables and to objectively predict flame lengths, intensities, and spread rates for four modeling scenarios. These fire scenarios incorporated observed fuel types representing the dominant on-site and off-site vegetation on vacant land to the north, east, south and west, in addition to slope gradients, and wind and fuel moisture values for both the 50th percentile weather (summer, on-shore winds) and the 97th percentile weather (fall, off-shore winds). Modeling scenario locations were selected to better understand different fire behavior that may be experienced on or adjacent to the Project site.

Vegetation types, which were derived from available resource materials and confirmed during the field assessment for the Project site, were classified into a fuel model. Fuel Models are simply tools to help fire experts realistically estimate fire behavior for a vegetation type. Fuel models are selected by their vegetation type; fuel stratum most likely to carry the fire; and depth and compactness of the fuels. Fire behavior modeling was conducted for vegetative types that surround the proposed development. Fuel models were selected from *Standard Fire Behavior Fuel Models: a Comprehensive Set for Use with Rothermel's Surface Fire Spread Model* (Scott and Burgan 2005). Fuel models were also assigned to the perimeter fuel management areas to illustrate post-Project fire behavior changes. Based on the anticipated pre- and post-Project vegetation conditions, three different fuel models were used in the fire behavior modeling effort presented herein. Fuel model attributes are summarized in Table 1.

Table 1. Fuel Model Characteristics

Fuel Model Assignment	Description	Tons/acre, Btu/lb.	Fuel Bed Depth (Feet)
8	Irrigated, landscapes	5.0 tons/acre; 8,000 Btu/lb.	<0.5
GR4	Moderate Load, Dry Climate Grass	0.4 tons/acre; 8,000 Btu/lb.	<2.0 ft.
SH5	Dry Climate Shrub (sage scrub)	6.4 tons/acre; 8,000 Btu/lb.	<6.0 ft.

The results of fire behavior modeling analysis for pre- and post-Project conditions are presented in Tables 2 and 3, respectively. Identification of modeling run (fire scenarios) locations is presented graphically in Figure 5, Fire Behavior Analysis Map.

Table 2. Fire Behavior Modeling Results for Existing Conditions

Fire Scenarios	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph[2])	Spotting Distance[3] (miles)
Scenario 1: grasslands, 5% uphill slope, 40 mph high wind speed				
Fuel Model Gr4	30.5	9,554	10.0	1.5
Scenario 2: Sage scrub, 5% uphill slope, 40 mph high wind speeds				
Fuel Model Sh5	42.5	19,662	6.0	2.0
Scenario 3: sage scrub-grasslands, 80% uphill to 20% downhill slopes, 20 mph sustained winds				
Fuel Model Sh5- sage scrub	20.9	4,209	1.8	0.8
Fuel Model Gr4- grasses	13.5	1,629	2.3	0.6
Scenario 4: Sage scrub, 30% downhill slope, 20 mph sustained winds				
Fuel Model Sh5- sage scrub	18.0	3,042	1.3	0.7

Note:
[1] Spotting distance from a wind driven surface fire

Table 3. Fire Behavior Modeling Results for Post-Project Conditions

Scenario	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph[2])	Spotting Distance[2] (miles)
Scenario 1: Irrigated landscaping, 20% uphill slope, 40 mph high wind speed				
Irrigated landscaping/pavement (FM8)	3.0	62	0.2	0.3
Scenario 2: Irrigated landscaping, 3% uphill slope, 40 mph high wind speeds				
Irrigated landscaping/pavement (FM8)	3.0	62	0.2	0.3
Scenario 3: Sage scrub (open space); irrigated landscaping, 80% uphill to 20% downhill slopes, 20 mph sustained winds				
Sage scrub (FMSh5)	20.9	4,209	1.8	0.8
Irrigated landscaping/pavement (FM8)	1.6	16	0.1	0.1
Scenario 4: Sage scrub, 20% uphill slope, 20 mph sustained winds				
Irrigated landscaping/pavement (FM8)	1.6	16	0.1	0.1

Note:
[1] Spotting distance from a wind driven surface fire.



A CONCEPTUAL SITE PLAN
SCALE: 1" = 300'

PROJECT INFORMATION - SCHEME 20			08.31.2022
GROSS SITE AREA	23,235,239 SF	533.41 AC	
PAD AREA (SELLABLE AREA) - EXCLUDING RETAIL	9,751,525 SF	223.864 AC	
TOTAL BUILDING AREA	4,533,000 SF		
NET FAR		46.49%	
MAX FAR		NONE	
ZONE		(M)-MANUFACTURING	
STREET FRONT BLDG. SETBACK		25 FT	
STREET SIDE BLDG. SETBACK		NONE	
STREET FRONT PARKING SETBACK		50 FT	
STREET FRONT LANDSCAPE SETBACK		NONE	
INT/REAR BLDG SETBACK		NONE	
PARKING REQUIRED (9X19)		4,683	
SUGGESTED: PARKING REQUIRED		1,876	
TRAILER PARKING REQUIRED (12X55)		778	
SUGGESTED: PARKIGN REQUIRED		177	
PARKING PROVIDED		1,971	
TRAILERS PROVIDED		944	
LANDSCAPE REQUIRED (EXCL. OF BUILDINGS)		**15% 786,529 SF**	
LANDSCAPE PROVIDED		**30.0% 1,575,262 SF**	

BUILDING 5		
NET AREA	46.62	7,030,672 SF
FAR		43.2%
BUILDING 5 AREA		**876,920 SF**
FOOTPRINT		871,920 SF
WAREHOUSE		866,920 SF
OFFICE		5,000 SF
MEZZANINE		5,000 SF
OFFICE		5,000 SF
PARKING REQUIRED PER ZONING (9X19)		907
WAREHOUSE @ 1/1000		867
OFFICE @ 1/250		40
1 TRAILER STALL / DOCK DOOR		168
SUGGESTED: PARKING REQUIRED		863
WAREHOUSE @ 1/1,000 < 20,000 SF		*20*
WAREHOUSE @ 1/2,500 > 20,000 SF		*843*
OFFICE <10%		*0*
SUGGESTED: TRAILER PARKING REQUIRED		
TRAILER @ 1/4 DOCK DOORS		*30*
PARKING PROVIDED		868
TRAILER PROVIDED		202
LANDSCAPE REQUIRED (EXCL. OF BUILDING)	**15%**	**173,813 SF**
LANDSCAPE PROVIDED	**28.6%**	**330,871 SF**

BUILDING 4		
NET AREA	28.96	1,261,423 SF
FAR		46.2%
BUILDING 4 AREA		**582,920 SF**
FOOTPRINT		577,920 SF
WAREHOUSE		572,920 SF
OFFICE		5,000 SF
MEZZANINE		5,000 SF
OFFICE		5,000 SF
PARKING REQUIRED PER ZONING (9X19)		613
WAREHOUSE @ 1/1000		573
OFFICE @ 1/250		40
1 TRAILER STALL / DOCK DOOR		106
SUGGESTED: PARKING REQUIRED		246
WAREHOUSE @ 1/1,000 < 20,000 SF		*20*
WAREHOUSE @ 1/2,500 > 20,000 SF		*226*
OFFICE <10%		*0*
SUGGESTED: TRAILER PARKING REQUIRED		
TRAILER @ 1/4 DOCK DOORS		*27*
PARKING PROVIDED		288
TRAILER PROVIDED		106
LANDSCAPE REQUIRED (EXCL. OF BUILDING)	**15%**	**102,525 SF**
LANDSCAPE PROVIDED	**27.9%**	**190,686 SF**

BUILDING 3		
NET AREA	32.49	1,415,455 SF
FAR		47.2%
BUILDING 3 AREA		**668,040 SF**
FOOTPRINT		663,040 SF
WAREHOUSE		658,040 SF
OFFICE		5,000 SF
MEZZANINE		5,000 SF
OFFICE		5,000 SF
PARKING REQUIRED PER ZONING (9X19)		698
WAREHOUSE @ 1/1000		658
OFFICE @ 1/250		40
1 TRAILER STALL / DOCK DOOR		112
SUGGESTED: PARKING REQUIRED		280
WAREHOUSE @ 1/1,000 < 20,000 SF		*20*
WAREHOUSE @ 1/2,500 > 20,000 SF		*260*
OFFICE <10%		*0*
SUGGESTED: TRAILER PARKING REQUIRED		
TRAILER @ 1/4 DOCK DOORS		*27*
PARKING PROVIDED		282
TRAILER PROVIDED		134
LANDSCAPE REQUIRED (EXCL. OF BUILDING)	**15%**	**132,862 SF**
LANDSCAPE PROVIDED	**35.5%**	**266,881 SF**

BUILDING 2		
NET AREA	50.91	2,217,425 SF
FAR		46.2%
BUILDING 2 AREA		**1,024,200 SF**
FOOTPRINT		1,019,200 SF
WAREHOUSE		1,014,200 SF
OFFICE		5,000 SF
MEZZANINE		5,000 SF
OFFICE		5,000 SF
PARKING REQUIRED PER ZONING (9X19)		1,054
WAREHOUSE @ 1/1000		1,014
OFFICE @ 1/250		40
1 TRAILER STALL / DOCK DOOR		134
SUGGESTED: PARKING REQUIRED		422
WAREHOUSE @ 1/1,000 < 20,000 SF		*20*
WAREHOUSE @ 1/2,500 > 20,000 SF		*402*
OFFICE <10%		*0*
SUGGESTED: TRAILER PARKING REQUIRED		
TRAILER @ 1/4 DOCK DOORS		*36*
PARKING PROVIDED		472
TRAILER PROVIDED		200
LANDSCAPE REQUIRED (EXCL. OF BUILDING)	**15%**	**179,734 SF**
LANDSCAPE PROVIDED	**36.8%**	**440,730 SF**

BUILDING 1		
NET AREA	64.89	2,826,553 SF
FAR		48.9%
BUILDING 1 AREA		**1,380,920 SF**
FOOTPRINT		1,375,920 SF
WAREHOUSE		1,370,920 SF
OFFICE		5,000 SF
MEZZANINE		5,000 SF
OFFICE		5,000 SF
PARKING REQUIRED PER ZONING (9X19)		1,411
WAREHOUSE @ 1/1000		1,371
OFFICE @ 1/250		40
1 TRAILER STALL / DOCK DOOR		238
SUGGESTED: PARKING REQUIRED		565
WAREHOUSE @ 1/1,000 < 20,000 SF		*20*
WAREHOUSE @ 1/2,500 > 20,000 SF		*545*
OFFICE <10%		*0*
SUGGESTED: TRAILER PARKING REQUIRED		
TRAILER @ 1/4 DOCK DOORS		*57*
PARKING PROVIDED		566
TRAILER PROVIDED		302
LANDSCAPE REQUIRED (EXCL. OF BUILDING)	**15%**	**217,595 SF**
LANDSCAPE PROVIDED	**23.9%**	**346,093 SF**

SOURCE: HERDMAN ARCHITECTURE & DESIGN 2022

DUDEK

FIGURE 4

Conceptual Site Plan

Fire Protection Plan for the Beaumont Pointe Specific Plan

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The results presented in Tables 2 and 3 depict values based on inputs to the BehavePlus software and are not intended to capture changing fire behavior as it moves across a landscape. Changes in slope, weather, or pockets of different fuel types are not accounted for in this analysis; rather, the models provide a worst-case wildfire behavior condition as part of a conservative approach. For planning purposes, the averaged worst-case fire behavior is the most useful information for conservative fuel modification design. Model results should be used as a basis for planning only, as actual fire behavior for a given location would be affected by many factors, including unique weather patterns, small-scale topographic variations, or changing vegetation patterns.

3.3 BehavePlus Fire Behavior Summary

3.3.1 Existing Condition

As presented in the Fire Modeling Analysis Map (Figure 5), wildfire behavior in sage scrub, modeled as Sh5, and annual grasslands, modeled as Gr4, varies based on timing of fire (refer to Table 2, Fire Behavior Results for Existing Conditions). A worst-case fire under gusty Santa Ana winds and low fuel moistures is expected to be fast moving between 6.0 (sage scrub fuel type) and 10.0 mph (grass fuel type). Flame length values with intense radiant heat would range between 30.5 feet to 42.5 feet for grass and sage scrub fuels burning, respectively, in specific portions adjacent to the property. Spotting is projected to occur up to nearly 0.8 miles during a fire influenced by onshore winds and nearly 2.0 miles during a fire fanned by offshore, gusty winds.

3.3.2 Post-development Condition

As presented in Table 3, Fire Behavior Results for Existing Conditions, Dudek conducted modeling of the Project site for post-development fuel recommendations for the Project. The fuel modification area includes paved streets, parking lots and irrigated landscaping on the periphery of the proposed commercial development. [Note: fuel modification areas are designated throughout the Project site that will be maintained per specified requirements of this FPP, but do not consist of traditional fuel modification zones, which are typically vegetation only, with some of the areas on this site consisting of pavement, hardscape or similar.] For modeling the post-development condition, fuel model assignments were re-classified for the fuel modification area as Fuel Model 8. Fuel model assignments for all other areas remained the same as those classified for the existing condition.

As depicted, the fire intensity and flame lengths in untreated, preserved open space areas would remain the same. Conversely, the fuel modification area experienced a significant reduction in flame length and intensity. The flames predicted during pre-development modeling during extreme weather conditions are reduced to less than 3.0 feet tall at the outer edges of the development due to the lack of combustible material present and the higher live and dead fuel moisture content for the irrigated landscaping.

3.4 Project Area Fire Risk Assessment

Wildland fires are a common natural hazard in most of southern California with a long and extensive history. Southern California landscapes include a diverse range of plant communities, including vast tracts of grasslands and shrublands, like those found adjacent to the Project site. Wildfire in this Mediterranean-type ecosystem ultimately affects the structure and functions of vegetation communities (Keeley 1984) and will continue to have a substantial and recurring role (Keeley and Fotheringham 2003). Supporting this are the facts that 1) native landscapes, from forest to grasslands, become highly flammable each fall and 2) the climate of southern California

has been characterized by fire climatologists as the worst fire climate in the United States (Keeley 2004) with high winds (Santa Ana) occurring during autumn after a six-month drought period each year. Based on this research, the anticipated growing population of northwest Riverside County WUI areas, and the regions fire history, it can be anticipated that periodic wildfires may start on, burn onto, or spot into the Project site. The most common type of fire anticipated in the vicinity of the Project area is a wind-driven fire from the south moving through the annual grasses and sage scrub shrubs found in the San Timoteo Badlands south of the Project site.

Therefore, it will be critical that the latest fire protection technologies, developed through intensive research and real world wildfire observations and findings by fire professionals, for both ignition resistant construction and for creating defensible space in the ever-expanding WUI areas, are implemented and enforced. The Project, once developed, would not facilitate wildfire spread and would reduce projected flame lengths to levels that would be manageable by firefighting resources for protecting the Project site's structures, especially given the ignition resistance of the structures and the planned ongoing maintenance of the entire Project site landscape.

3.5 Fire Spread Modeling - FlamMap

3.5.1 Modeling Analysis

The FlamMap software package (v. 6.1) was used to evaluate potential fire progression from four distinct ignition points located near the proposed project site. FlamMap utilizes the same fire spread equations built into the BehavePlus software package, but allows for a geographical presentation of fire behavior outputs as it applies the calculations to each pixel in the associated GIS landscape. Specifically, FlamMap's Minimum Travel Time tool was used in order to evaluate the amount of time necessary for a fire to reach the two entrance road locations for the proposed project. In addition, the BehavePlus software package was used to model potential fire behavior from one location where GIS data constraints limited the FlamMap analysis.

3.5.2 Modeling Inputs

FlamMap requires a minimum of five (5) separate input files that represent field conditions in the analysis area, including elevation, slope, aspect, fuel model, and canopy cover. Each of these data files was obtained from the LANDFIRE (Landscape Fire and Resource Management Planning Tools) data distribution site. LANDFIRE is shared program between the wildland fire management programs of the U.S. Department of Agriculture Forest Service and U.S. Department of the Interior and provides landscape-scale, GIS data layers, including those representing elevation, slope, aspect, fuel model, and canopy cover. The LANDFIRE data was from the 2016 Refresh data set and has a ground resolution of 30 meters. The fuel model input file was edited to reflect current field conditions and anticipated post-development conditions. Specifically, fuel models in the two areas currently being developed (east and northeast of the project's entry) were reclassified to a non-burnable model value (NB91). Fuel models in the paved, built, and landscaped portions of the proposed site plan were also reclassified to a non-burnable model value (NB91). In addition to the Landscape file, wind and weather data were incorporated into the model inputs.

The Minimum Travel Time (MTT) tool in the FlamMap software package is a two-dimensional fire growth model which calculates fire growth based on calculated fire spread rates from an ignition source (point, line, or polygon). The MTT tool uses fire spread rates to find minimum travel paths between data cells in the GIS landscape, with an output data file representing the number of minutes for a wildfire to reach a particular location from the ignition

source. As FlamMap provides a static representation of fire behavior, modeling using the MTT tool holds wind and weather inputs constant over the modeling period.

The following summarizes the inputs for each of the four modeling runs:

- **Run 1:** Summer weather condition (50th percentile); 20mph wind speed, wind direction of 190 degrees; spot fire growth set at 20%; ignition point located near the intersection of Gilman Springs Road and Jack Rabbit Trail (18,300' from the 4th Street entrance; 19,500' from the Entertainment Way entrance).
- **Run 2:** Peak weather condition (97th percentile); 40mph wind speed, wind direction of 20 degrees; spot fire growth set at 20%; ignition point located near the end of the east-bound Highway 60 offramp at Jack Rabbit Trail (1,730' from the 4th Street entrance; 430' from the Entertainment Way entrance).
- **Run 3:** Peak weather condition (97th percentile); 40mph wind speed, wind direction of 20 degrees; spot fire growth set at 20%; ignition point located near the new residential development along San Timoteo Wash, near the end of Artisan Place (4,100' from the 4th Street entrance; 2,770' from the Enterprise Way entrance).
- **Run 4:** Peak weather condition (97th percentile); 40mph wind speed, wind direction of 120 degrees; spot fire growth set at 20%; ignition point located along an existing dirt road extending south of new residential development located east of proposed project, opposite Jack Rabbit Trail (2,000' from the 4th Street entrance; 3,150' from the Enterprise Way entrance).

FlamMap also requires wind and weather inputs. The fuel moisture and wind speed values for this analysis are consistent with those used in the projects Fire Protection Plan (Table C-3, Appendix C). Wind direction was input into the FlamMap model, as noted above.

Run #2 was also modeled using the BehavePlus software package. As noted, the LANDFIRE data set has a ground resolution of 30 meters. Due to the proximity of the ignition point to the proposed development area, the LANDFIRE data allowed for only a limited analysis in this area. The BehavePlus analysis used the same wind and weather data as that used in the Fire Protection Plan and used site topography and proposed grading data to calculate a slope value of 15% along the project's frontage between the modeled ignition location and the Enterprise Way entrance. This area would be partially graded to accommodate the development and this slope value includes manufactured slopes. Fuel models GR2 (grass) and GS2 (grass/shrub) were both analyzed in this modeling effort. These models exist in the area currently and it was assumed for modeling purposes that manufactured slopes would support native vegetation post-development. The modeling area is outside any proposed fuel modification zones.

3.5.3 Modeling Outputs

The output files generated for each of the four FlamMap runs included one grid and one contour file representing fire progression over time, considering modeling inputs and ignition location. The files include data presenting time (in minutes) for a modeled fire to reach a specific location. This data was analyzed to determine the time necessary for a fire to burn from its ignition point to each of the two project entry roads (Entertainment Way and 4th Street). For some runs, the modeled fire did not reach one of the entrances. This is due to the classification of non-burnable fuel models associated with paved, built, and landscaped portions of the site. Table 4 summarizes these fire progression times for each model run. Table values of "n/a" indicate that the modeled fire did not reach the entrance. Maps depicting the fire progression outputs are included in Appendices D-1 through D-8.

Table 4. FlamMap Modeling Run Times to Project Entrances

Modeling Run	Arrival Time (minutes)	
	Entertainment Way (North Entrance)	*4th Street (South Entrance)*
1 (Appendices D-1 and D-2)	n/a	717
2 (Appendices D-3 and D-4)	10	n/a
3 (Appendices D-5 and D-6)	62	n/a
4 (Appendices D-7 and D-8)	n/a	33

For the BehavePlus modeling analysis for Run #2, the model resulted in spread rates for GR2 (grass) of 369 feet/minute and for GS2 (grass/shrub) of 276 feet/minute. Based on a distance of 295 feet from the Enterprise Way entrance to the modeled ignition location, a fire igniting in this area would reach the site in 0.8 minutes (in grass fuels) and 1.1 minutes in grass/shrub fuels. This analysis assumes that wind is pushing the fire directly from the ignition point toward the entrance (wind is aligned with the axis between the 2 points). In the FlamMap analysis, wind speed was roughly perpendicular to the axis between the two points resulting in lateral fire movement. This explains the time difference between the two modeling approaches.

Fuel Moisture and Wind Inputs

Variable	Summer Weather Condition (50th Percentile)	Peak Weather Condition (97th Percentile)
1h Moisture	5%	1%
10h Moisture	6%	2%
100h Moisture	12%	6%
Live Herbaceous Moisture	48%	30%
Live Woody Moisture	96%	50%
20-foot Wind Speed (mph)	20	40
BehavePlus Wind Adjustment Factor	0.4	0.4

Fire Behavior Modeling Results for Existing Conditions

Fire Scenarios	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph)	Spotting Distance (miles)
Scenario 1: grasslands, 5% uphill slope, 40 mph high wind speed				
Fuel Model Gr4	30.5	9,554	10.0	1.5
Scenario 2: Sage scrub, 5% uphill slope, 40 mph high wind speeds				
Fuel Model Sh5	42.5	19,662	6.0	2.0
Scenario 3: sage scrub-grasslands, 80% uphill to 20% downhill slopes, 20 mph sustained winds				
Fuel Model Sh5- sage scrub	20.9	4,209	1.8	0.8
Fuel Model Gr4- grasses	13.5	1,629	2.3	0.6
Scenario 4: Sage scrub, 30% downhill slope, 20 mph sustained winds				
Fuel Model Sh5- sage scrub	18.0	3,042	1.3	0.7

Notes:

1. Spotting distance from a wind driven surface fire.

Fire Behavior Modeling Results for Post-Project Conditions

Scenario	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph)	Spotting Distance (miles)
Scenario 1: Irrigated landscaping, 20% uphill slope, 40 mph high wind speed				
Irrigated landscaping/pavement (FM8)	3.0	62	0.2	0.3
Scenario 2: Irrigated landscaping, 3% uphill slope, 40 mph high wind speeds				
Irrigated landscaping/pavement (FM8)	3.0	62	0.2	0.3
Scenario 3: Sage scrub (open space); irrigated landscaping, 80% uphill to 20% downhill slopes, 20 mph sustained winds				
Sage scrub (FMSh5)	20.9	4,209	1.8	0.8
Irrigated landscaping/pavement (FM8)	1.6	16	0.1	0.1
Scenario 4: Sage scrub, 20% uphill slope, 20 mph sustained winds				
Irrigated landscaping/pavement (FM8)	1.6	16	0.1	0.1



SOURCE: AERIAL-BING MAPPING SERVICE

DUDEK

0 350 700 1,400 Feet

FIGURE 5
BehavePlus Analysis Map
Fire Protection Plan for the Beaumont Pointe Specific Plan

Path: Z:\Projects\12-40400\MAPDOC\DOCUMENTING 5 BehavePlusAnalysisMap.mxd

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4 Emergency Response and Service

4.1 Emergency Response

The Project site is located within RCFD response area, which includes Beaumont's corporate limits and the County areas within the City's sphere of influence. The City of Beaumont contracts with RCFD for emergency and administrative services. Table 5, Closest Responding RCFD Fire Stations Summary, presents a summary of the location, equipment, staffing levels, maximum travel distance, and travel time for the two closest, existing RCFD stations responding to the Project. Travel distances are derived from Google road data while travel times are calculated applying the nationally recognized Insurance Services Office (ISO) Public Protection Classification Program's Response Time Standard formula (T=0.65 + 1.7 D, where T= time and D = distance). The ISO response travel time formula discounts speed for intersections, vehicle deceleration and acceleration, and does not include turnout time.

Table 5. Closest Responding RCFD Fire Stations Summary

Station No.	Location	Equipment	Staffing*	Maximum Travel Distance**	Travel Time**
66	628 Maple Avenue Beaumont, CA 92223	E66	One staffed Type 1 engine; three staff total.	3.7 miles	6.94
20	1550 E. 6th Street Beaumont, CA 92223	E20, E3160, E3170	One staffed Type 1 engine, two staffed Type 3 engines; 11 staff total.	5.0 miles	9.15

Note:
* Staffing levels from 2016 Riverside County Fire Department Tri Data Report.
** Assumes travel distance and time to the Project site entrance.

RCFD Beaumont Station 66 is staffed 24/7 with career firefighters, would provide initial response, and is located at 628 Maple Avenue. Station 66 has one staffed Type 1 engine, one Type I engine (unstaffed reserve), and one squad unit (also not staffed). Secondary response would be provided from RCFD Station 20, which is located at 1550 E. 6th Street in Beaumont and can respond within 9 minutes to the entrance. Beaumont Station 20 has one staffed Type 1 engine, two staffed Type 3 engines, and a state-owned dozer and dozer tender, and will be capable of responding within 7 minutes to the proposed entrance of the Project.

Within the area's emergency services system, fire and emergency medical services are also provided by other RCFD Fire Stations. Generally, each agency is responsible for structural fire protection and wildland fire protection within their area of responsibility. However, mutual aid agreements enable non-lead fire agencies to respond to fire emergencies outside their district boundaries. In the Project area, fire agencies cooperate under a statewide master mutual aid agreement for wildland fires. There are also mutual aid agreements in place with neighboring fire agencies and typically include interdependencies that exist among the region's fire protection agencies for structural and medical responses but are primarily associated with the peripheral "edges" of each agency's boundary.

On March 7, 2017, the Riverside County Board of Supervisors (Board) received and filed RCFD's "Alternative Staffing Model Recommendation." The Alternative Staffing Model Recommendation was fiscally driven and developed by RCFD due to funding difficulties to retain 3-person engine companies. The RCFD FY 17-18 Service

Alternatives report, dated March 7, 2017, recommends the following response times based on four Board Approved Land Use Classifications as described in Table 6:

Table 6. Land Use Classification Information with Staffing/Time Response Standards

Land Classification	Population Density	Fire Staffing Characteristics	Response Time
HEAVY URBAN	>700 per square mile	Land use includes large commercial and industrial complexes, large business parks, high-rise and wide rise community centers and high-density residential dwelling units of 10 to 20 units per acre.	5:00 minutes, 90% of the time
URBAN	>500 per square mile	Land use includes large commercial and industrial complexes, large business parks, high-rise and wide rise community centers and high-density residential dwelling units of 8 to 20 units per acre.	6:30 minutes, 90% of the time
RURAL	100 to 500 per square mile	Light industrial zones, small community centers and residential dwelling unit density of 2 to 8 units per acre.	10:30 minutes, 90% of the time
OUTLYING	<100 per square mile	Areas of rural mountain and desert, agricultural uses, small scale commercial, industrial and manufacturing, service commercial, medium industrial and low density residential dwelling units; 1 dwelling unit per acre to 1 dwelling unit per 5 acres.	17:30 minutes, 90% of the time

Source: Riverside County Fire Department FY 17-18 Service Alternatives. March 7, 2017.

Based on the Project area's inclusion of large commercial and industrial complexes, it is assumed that the Project is be classified as "Heavy Urban," with a 5.0-minute first-in fire engine response time. As previously mentioned, response to the Project site from the closest existing Fire Station (Station 66) would achieve a 7-minute travel time to the entrance of the Project. The Project may not adversely impact the overall goal achievement due to the low number of calls (discussed below) that are projected.

According to the RCFD 2016 TriData Report[4], units should travel to calls within the defined response time goal for the appropriate population density classification 80% of the time. As noted in the report, Station 66 was in compliance of meeting the defined response time 81.4% of the time and Station 20 was in compliance 83.9% of the time. Additionally, areas that have fewer units available or are farther from neighboring stations are more impacted than others by an increase in emergency calls. They have greater workload sensitivity– as the workload increases their ability to meet the demand decreases. Station 66 is considered to have a low sensitivity workload, and Station 20 is considered to have moderate sensitivity with the capacity for more workload.

[4] Riverside County Fire Department, Operational, Standards of Cover, and Contract Fee Analysis, March 2016, TriData LLC

4.2 Estimated Calls and Demand for Service from the Project

The following estimated annual emergency call volume generated by the Project (Commercial-Industrial products) is based upon per capita data for 2017 from RCFD calls within their jurisdiction[5].

- Total population served by: 46,712 (as of 2015, RCFD 2016 TriData Report)
- Total annual calls: 3,225. Per capita call generation: 0.07
- Total annual fire calls, including structure, vegetation, vehicle fires, and other fire calls (2.60% of total calls): 84. Per capita call generation: 0.002
- Total annual Emergency Medical Services (75% of total calls): 2,429. Per capita call generation: 0.052
- Total other calls (Rescue, Traffic Collisions, Hazardous Materials, Public Service, etc.; 22.1% of total calls): 712. Per capita call generation: 0.015

Using the data above, the estimated annual emergency call volume for the Project site was calculated (Table 7). In order to provide this conceptual estimate, Dudek made assumptions regarding industrial/mixed-use populations within Beaumont Pointe Specific Plan Project. The Project's Environmental Impact Report estimates the total number of permanent jobs to be 5,456. The number on-site at any given time may likely be half the estimated employee population, due to employee shift work, estimated transient population and operating hours of individual businesses. Based on this information, the total maximum estimated total population (which includes employees and transient use) of the Project site at any given time, is projected to be 2,728 persons . Based on this population estimate, the calculated call volumes by type of call are provided in Table 5, Land Use Classification Information with Staffing/Time Response Standards.

Table 7. Conceptual Calculated Call Volume

Type of Call	Per Capita Call Generation Factor	Number of Estimated Annual Calls (2,728 persons)
Total Other Calls	0.015	41
Total Fires	0.002	6
Total EMS Calls	0.052	142
Total Calls	0.07	191

As mentioned, the new industrial/commercial development will increase the call volume at a rate of a conservatively calculated up to 191 calls per year (4 calls per week or 16 calls per month). Fire Stations 66 and 20 combined emergency responses in 2017 totaled 4,943 calls per year (1,982 and 2,961 respectively[6]), or 5.43 and 8.11 calls per day per station respectively. The level of service demand for the Project raises overall call volume but is not anticipated to impact the existing fire stations to a point that they cannot meet the demand. For perspective, five calls per day are typical in an urban or suburban area. A busy fire station company would be one with 10 to 15 or more calls per day. When the Project site is built out, Fire Station 66 could potentially respond to an additional 4 calls per week, although the number will likely be lower than that based on the conservative nature of the population and calls per capita data used in this estimate.

5 2017 Riverside County Fire Department Annual Report and City of Beaumont Incidents for fiscal year 2017, Page 14
6 RCFD TriData Report

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5 Fire Safety Requirements- Infrastructure, Building Ignition Resistance, and Defensible Space

The RCFD Fire Code and 2019 CFC and 2019 CBC adopted by reference (with several modifications) governs the building, infrastructure, and defensible space requirements detailed in this FPP. The Project will meet applicable codes or will provide alternative materials and/or methods, if warranted. The following summaries highlight important fire protection features.

Prior to bringing combustible materials onto the Project site, utilities shall be in place, fire hydrants operational, an approved all-weather roadway, or an approved road surface alternative in place, and interim fuel modification zones established and approved.

A response map update, including roads and fire hydrant locations, in a format compatible with current RCFD mapping shall be provided to RCFD (CAL Fire)

5.1 Roads

5.1.1 Access

Project site access, including road widths and connectivity, will comply with the requirements of the Road Circulation and Design Guidelines and will include:

- Primary access to the Project site is currently provided by Jack Rabbit Trail with immediate access from/to SR-60 and this route will be restricted to providing emergency access only after the Project is constructed. The project will build an internal "Jack Rabbit Trail" road which will connect to the existing Jack Rabbit Trail at the southern edge of the Caltrans ROW in its current location. The emergency-access-only gate will be located immediately south of the Caltrans ROW where the new Jack Rabbit Trail road connects with the existing Jack Rabbit Trail road. The gate is proposed to limit access to Jack Rabbit Trail for fire and emergency access only, but will not represent an obstructed roadway as there will be various RCFD-approved remote and on-site methods for opening the gate in an emergency, including fitment with sensors, remote opening via cell technology, 3rd party monitoring and gate control (24/7 security company, or others as preferred by RCFD). Fourth Street will be extended into the Project site and will serve as the primary access (78 feet wide) and designed to meet fire department access requirements including approved provisions for fire apparatus turnaround.
- All roads comply with access road standards of not less than 24 feet, unobstructed width and are capable of supporting an imposed load of at least 75,000 pounds.
- Interior circulation streets and parking lot roadways that are considered roadways for traffic flow through the Project site will meet fire department access requirements when serving the proposed structures.
- Typical, interior Project roads, including collector and local roads, will be constructed to minimum 24-foot, unobstructed widths and shall be improved with aggregate cement or asphalt paving materials.

- Private or public streets that provide fire apparatus access to buildings three stories or more in height shall be improved to 30 feet unobstructed width.
- Private and public streets for each phase shall meet all Project approved fire code requirements, paving, and fuel management prior to combustible materials being brought to the Project site.
- Vertical clearance of vegetation (lowest-hanging tree limbs), along roadways will be maintained at clearances of 13 feet, 6 inches to allow fire apparatus passage.
- Cul-de-sacs and fire apparatus turnarounds will meet requirements and RCFD Fire Prevention Standards.
- Any roads that have traffic lights shall have approved traffic pre-emption devices (Opticom) compatible with devices on the Fire Apparatus.
- Roadways and/or driveways will provide fire department access to within 150 feet of all portions of the exterior walls of the first floor of each structure.
- Roadway design features (e.g., speed bumps, humps, speed control dips, planters, and fountains) that could interfere with emergency apparatus response speeds and required unobstructed access road widths will not be installed or allowed to remain on roadways.
- Access roads shall be usable by fire apparatus to the approval of RCFD prior to lumber drop onsite. Developer will provide information illustrating the new roads, in a format acceptable to the RCFD for updating of Fire Department response maps.

5.1.2 Maximum Dead-End Road (cul-de-sac) Length

- Each planning area varies in the number of ingress/egress roads or streets. Dead end streets no longer than 350 feet shall have approved provisions for fire apparatus turnaround or cul-de-sac. Cul-de-sac streets may exceed 350 feet, but not 600 feet in length with provisions for appropriate mitigations to the approval of the Fire Marshal or Fire Chief.
- Fire apparatus turnarounds to include turning radius of a minimum 45 feet, measured to inside edge of improved width (RCFD Fire Prevention Standard).

5.1.3 Gates

Gates on private roads are permitted, but subject to Fire Code requirements and standards, including:

- Gates, including the one proposed for Jack Rabbit Trail, shall be equipped with conforming sensors for detecting emergency vehicle “Opticom” strobe lights from any direction of approach, if required.
- Jack Rabbit Trail emergency gate will be fitted with RCFD-approved technology that enables remote (or on-site) gate control 24/7 such that it does not represent an obstructed roadway.
- All entrance gates will be equipped with a key switch, which overrides all command functions and opens the gate.
- Gate activation devices will be equipped with a battery backup or manual mechanical disconnect in case of power failure.
- Further, gates will be:
  - Minimum 20 feet wide of clearance for one-way traffic when fully open at entrance.
  - Minimum of two feet wider than road width at exit.
  - Constructed from non-combustible or exterior fire-rated treated wood materials.
  - Inclusive of provisions for manual operation from both sides if power fails. Gates will have the capability of manual activation from the development side or a vehicle (including a vehicle detection loop).

5.1.4 Driveways

Any structure that is 150 feet or more from a common street in the development shall have a paved fire apparatus access road meeting the following specifications:

- Grades 15% or less with surfacing and sub-base consistent with Riverside CFC.

5.1.5 Premises Identification

Identification of roads and structures will comply with RCFD Fire Prevention Standards, as follows:

- All commercial/industrial structures required to be identified by street address numbers at the structure. Numbers to be minimum eight inches high with one-inch stroke, visible from the street. Numbers will contrast with background and shall be electrically illuminated during the hours of darkness where building setbacks exceed 100 feet from the street or would otherwise be obstructed; numbers shall be displayed at the property entrance. Numbers will contrast with background.
- Multiple structures located off common driveways or roadways will include posting addresses on structures and on the entrance to individual driveway/road or at the entrance to the common driveway/ road for faster emergency response.
- Proposed private and public streets within the development will be named, with the proper signage installed at intersections to satisfaction of the Department of Public Works.
- Streets will have street names posted on non-combustible street signposts; letters/numbers will be per RCFD standards.
- Temporary street signs shall be installed on all street corners within the Project prior to the placing of combustible materials on-site. Permanent signs shall be installed prior to occupancy of buildings.

5.1.6 Ongoing Infrastructure Maintenance

Project Owner/Property Management Company shall be responsible for long term funding and maintenance of internal private roads and fuel modification zones.

5.1.7 Pre-Construction Requirements

Prior to bringing lumber or combustible materials onto the Project site, improvements within the active development area shall be in place, including utilities, operable fire hydrants, an approved, temporary roadway surface, and construction phase fuel modification zones established. These features will be approved by the fire department or their designee prior to combustibles being brought on-site.

5.2 Ignition Resistant Construction and Fire Protection Systems

All new structures within the Project site will be constructed to Fire Code standards. Each of the proposed buildings will comply with the enhanced ignition-resistant construction standards of the 2019 CBC (Chapter 7A). These

requirements address roofs, eaves, exterior walls, vents, appendages, windows, and doors and result in hardened structures that have been proven to perform at high levels (resist ignition) during the typically short duration of exposure to burning vegetation from wildfires. Appendix E provides a summary of the requirements for ignition resistant construction.

While these standards will provide a high level of protection to structures in this development, there is no guarantee that compliance with these standards will prevent damage or destruction of structures by fire in all cases.

5.3 Fire Protection Systems

5.3.1 Water Supply

Water service for the Beaumont Pointe Specific Plan Project site will be provided by Beaumont Cherry Valley Water District. The Project site is within the District's Sphere of Influence and will be annexed into the District's water supply system boundary. A new water tank will be installed as part of the nearby Legacy Highland project that will be used to serve the Project's water demand. An 18-inch waterline will be extended westerly along 4th Street. The internal waterlines will supply sufficient fire flows and pressure to meet the demands for required on-site fire hydrants and interior fire sprinkler systems for all structures.

5.3.2 Hydrants

Fire Hydrants shall be located along fire access roadways and adjacent to each structure, as determined by the RCFD Fire Marshal and current fire code requirements to meet operational needs. Fire Hydrants will be consistent with applicable Design Standards.

5.3.3 Fire Sprinklers

All structures, of any occupancy type, will be protected by an automatic, internal fire sprinkler system. Fire sprinklers systems shall be in accordance with RCFD, and National Fire Protection Association (NFPA) Standard 13. Fire sprinkler plans for each structure will be submitted and reviewed by RCFD for compliance with the applicable fire and life safety regulations, codes, and ordinances as well as the RCFD Fire Prevention Standards for fire protection systems.

5.4 Defensible Space and Vegetation Management

5.4.1 Defensible Space

WUI fire protection requires a systems approach, which includes the components of infrastructure and water, structural safeguards (addressed in the FPP), and adequate defensible space setbacks. This section provides defensible space details for the Project.

5.4.2 Fuel Maintenance Zone and Fuel Modification Area Requirements

A typical fuel modification zone (FMZ) is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more appropriately spaced, drought-tolerant, fire resistant plants in

order to provide a reasonable level of protection to structures from wildland fire. A typical landscape/fuel modification installation requires a 100-foot wide fuel modification zone from the side or rear lot boundary extending outwards towards undeveloped areas. Although an FMZ is the typical method used to provide mitigation for potential wildfire impacts, other fuel management methods can be used to provide the functional equivalent to a traditional FMZ, such as a fuel modification area (FMA) or fuel maintenance zone (refer to Sections 5.4.2.2 and 5.4.2.3). In addition to a 100-foot Fuel Modification Area (FMA), the Project will provide a 20-foot wide fuel maintenance zone. An FMA occurs around the perimeter of the Project's wildland exposures and a fuel maintenance zone is measured outward from the edge of the developed pad. The fuel maintenance zone will be irrigated and landscaped area to the pad edge, extending the protections provided by the FMA. For the Project, the FMA will be 100 feet wide starting from the edge of the developed pad and moving inward.

Defensible space is defined as managed and maintained areas adjacent to structures that enable fire suppression activities through the removal of flammable fuels and maintenance of landscapes that would not readily transmit wildfire. Defensible space enables firefighters to safely position themselves at the development edge and begin tactical protection efforts. Defensible space on this Project includes modified fuel areas in two managed zones, a fuel maintenance zone, and a fuel modification area (FMA). The fuel maintenance zone would provide 20 feet of irrigated vegetation around the perimeter of the developed P.A.s (P.A. 1 through P.A. 8) and the FMA would provide 100 feet of paved surface and/or irrigated landscape from the fuel maintenance zone inward toward Project structures. As a wildfire burns into the irrigated zone, fire behavior is affected substantially reducing flame lengths, spread rates and intensity, thus causing wildfires to become spotty. Fuel modification zones (FMZs) or "brush management" was initially made part of the Public Resources Code 4290 and 4291 to protect natural resources from fires originating in neighboring developed areas and have since become focused on protecting communities and structures. However, FMZs and fuel maintenance zone and FMAs, or fuel modification areas, as will be used for the Project, continue to have the same benefit of buffering preserved open space areas from accidental ignitions within communities. Positioning the low plant density, irrigated zone directly adjacent to the development pad provides a significant buffer between structures and other landscape fire and native vegetation. The same way that fuel modification will setback a wildland fire from structures, the fuel modification will setback a structure fire from the more burnable native plants. Embers can be generated by a structure fire and can be blown over the fuel modification into native fuels, but the inclusion of automatic sprinklers in every building combined with the presence of staffed fire stations with fast response significantly reduces the potential for a structure fire to reach a size that would produce significant impacts. The highest likelihood of vegetation ignitions would be related to roadways. Further, as depicted in the fire behavior modeling for existing and post-Project conditions, the Project at buildout would reduce the overall risk of wildfire spreading offsite with implementation of the fire safety requirements, defensible space, and vegetation management outlined in this FPP.

Should future iterations of the site plan result in buildings that do not achieve a minimum of 100 feet of defensible space, then alternative materials and methods may be proposed to provide the functional equivalency of a full 100 feet of defensible space. Alternative materials and methods will be to the satisfaction of the RCFD and may include structural hardening enhancements or landscape features, like non-combustible walls.

Cohen (1995) performed structure ignition fire research studies that suggest, as a rule-of-thumb, larger flame lengths and widths require wider fuel modification zones to reduce structure ignition. For example, valid Structure Ignition Assessment Modeling results indicate that a 20-foot-high flame has minimal radiant heat to ignite a structure (bare wood) beyond 33 feet (horizontal distance). Whereas a 70-foot-high flame requires about 130 feet of clearance to prevent structure ignitions from radiant heat (Cohen and Butler 1996). For this fire study example, bare wood was used, which is more combustible unlike the fire rated concrete masonry unit (CMU) exterior wall

designs to be implemented on the project's building. For the Project, assuming 45-foot flame lengths, reduced fuel modification zones are justifiable for limited areas.

Based on the conceptual Project site plan, the buildings have more than adequate on-site defensible space (FMA and fuel maintenance zone), which consists of asphalt roadways, parking stalls, loading zones, irrigated landscaping, and irrigated slope protection landscaping.

Planning Area 1 – Hospitality. The single proposed hospitality building is surrounded by paved parking lots, streets, driveways, irrigated landscaping a minimum of 200 feet wide, and adjacent buildings, the closest of which is about 80 feet away.

Planning Area 2 – Commercial. There are seven proposed buildings in the commercial Planning Area with 11 different occupancies proposed in the conceptual plan. The east side of the buildings is bordered by a 75-foot-wide street and an approved development (grading underway) across the street. The south side is bordered by a 75-foot-wide street and irrigated slopes across the street. The west side is adjacent to a large parking lot at least 500 feet wide. The north side is adjacent to the hospitality building about 80 feet away.

Planning Area 3 through Planning Area 8 – Industrial. In the conceptual plan, there are five industrial buildings each of which is set back from the edge of the developed pad between 195 and 405 feet; in between are asphalt roadways, parking stalls, loading zones, and irrigated landscaping. Along the entire southern perimeter of the developed pad and Planning Areas 3 through 8 is the 78-foot wide 4th Street fire apparatus access road.

- Building 1 has a 243-foot setback on the north side with adjacent irrigated slopes an average of 65 feet wide and 284 foot setback on the south with adjacent irrigated slopes an average of 176 feet wide; the east and west exposures have adjacent buildings.
- Building 2 has a 286-foot setback on the north side with adjacent irrigated slopes an average of 132 feet wide and 330 feet on the south with adjacent irrigated slopes an average of 308 feet wide; the east and west exposures have adjacent buildings. In addition, a water tank and lift station are proposed south of Building 2.
- Building 3 has a 140-foot setback on the north side with adjacent irrigated slopes an average of 179 feet wide and 178 feet on the south with adjacent irrigated slopes an average of 182 feet wide; the east and west exposures have adjacent buildings.
- Building 4 has a 248-foot setback on the north side with adjacent irrigated slopes an average of 20 feet wide and 296 feet on the south with adjacent irrigated slopes an average of 50 feet wide; the east and west exposures have adjacent buildings.
- Building 5 has a 250 foot setback on the north side with adjacent irrigated slopes an average of 252 feet wide, 278 feet on the south with adjacent irrigated slopes an average of 190 feet wide, and 215 feet on the west side with adjacent irrigated slopes an average of 234 feet wide; the east exposure has an adjacent building. The 20-foot fuel maintenance zone is achieved on the north, west and south sides of the Building 5 pad. Based on the structure's ignition resistance and the modeled flame lengths, the achievable FMA and fuel maintenance zone is sufficient.

Appendix F, Conceptual Site Fuel Modification Plan shows the locations where the fuel modification area is to be located.

Vegetation management will also be implemented as an interim fuel management area throughout the construction phases for each structure as there may be a period as long as one or more years where developing phases are

exposed on multiple sides to wildland fuels. The FMA and fuel maintenance area will be implemented according to the following requirements for the entire Project.

5.4.2.1 Fuel Modification Area – Irrigated/Paved Zone (100 feet wide)

The Fuel Modification Area is applicable sitewide for every perimeter structure. Most of the interior landscaped areas will meet FMA standards. The FMA occurs around the perimeter of the Project's wildland exposures at Project build out. The FMA will be 100 feet wide starting from the edge of the developed pad and moving inward. All highly flammable native vegetation, especially found on the Prohibited Plant List (Appendix G) shall be removed except for species approved by the fire marshal. This area will be paved or have irrigated landscaping. The Project's plant palette will be approved by the fire department. A permanent, automatic irrigation system will be installed throughout the Project to maintain hydrated plants.

FMA includes the following key components:

- All trees shall be planted and maintained at a minimum of 10 feet from the tree's drip line to any combustible structure.
- Tree spacing of a minimum 10 feet between canopies.
- Mature trees shall be limbed to eight feet or three times the height of understory plants to prevent ladder fuels, whichever is greater. No tree limb encroachment within 10 feet of a structure or chimney, including outside barbecues or fireplaces.
- Tree maintenance includes limbing-up (canopy raising) six feet or one-third the height of the tree.
- Maintenance including ongoing removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying plantings, maintenance of the programming and functionality of the irrigation system, regular trimming to prevent ladder fuels[7].
- A minimum of 36 inches wide pathway with unobstructed vertical clearance around the exterior of each structure (360°) provided for firefighter access (2019 CFC, Section 503.1.1). Within this clearance area, landscape such as low ground covers and shrubs are permitted so long as their placement and mature height do not impede firefighter access, consistent with purpose of this guideline.
- Trees and tree form shrub species that naturally grow to heights that exceed two feet shall be vertically pruned to prevent ladder fuels.
- Grasses shall be cut to four inches in height. Native grasses can be cut after going to seed.
- Ground covers within first three feet from structure restricted to non-flammable materials, including stone, rock, concrete, bare soil, or other. Combustible ground covers, such as mulch or wood chips, are prohibited adjacent to structures with an exterior stucco wall and weep screed.

5.4.2.2 Fuel Maintenance Zone (20 feet wide)

The fuel maintenance zone reduces the fuel load of a wildland area adjacent to the FMA, and thereby, reduces heat and ember production from wildland fires, slows fire spread, and reduces fire intensity. The fuel maintenance zone

[7] Plant material that can carry a fire burning in low-growing vegetation to taller vegetation is called ladder fuel. Examples of ladder fuels include low-lying tree branches and shrubs, climbing vines, and tree-form shrubs underneath the canopy of a large tree.

is measured 20 feet outward from the edge of the developed pad for the Project. Some areas within this zone may have irrigated vegetation on manufactured slopes, others may have native vegetation.

The fuel maintenance zone includes the following key components if maintenance of native vegetation is required:

- Requires regular maintenance such as thinning or removal of plants focusing on removal of dead annual grasses.
- Fuel continuity should be interrupted so that groupings of shrubs are separated from adjacent groupings.
- Maintenance including ongoing removal and thinning of dead/dying planting, and regular trimming to prevent ladder fuels.
- Trees and tree-form shrub species that naturally grow to heights that exceed four feet shall be vertically pruned to prevent ladder fuels.
- Grasses shall be cut to four inches in height. Native grasses can be cut after going to seed.
- Single specimen native shrubs, exclusive of chamise and sage, may be retained, on 20-foot centers.
- No vegetation found on the Prohibited Plant List (Appendix G) shall remain in the fuel maintenance zone.

5.4.3 Vegetation Management Maintenance

Vegetation management, i.e., assessment of the fuel modification zone and fuel modification area's condition and removal of dead and dying and undesirable species; as well as thinning as necessary to maintain specified plant spacing and fuel densities, shall be completed annually by May 1 of each year, and more often as needed for fire safety, as determined by the RCFD. The vegetation management will be funded by the Project and shall be conducted by their contractor(s). The Project shall be responsible for all vegetation management throughout the development, in compliance with the Project FPP that is consistent with requirements.

The permanent FMA and fuel maintenance zone required for the Project will be maintained by the applicant during construction and by the owner of each pad or a Property Management Association which will be responsible for vegetation management once the Project is built out and the adjacent areas are developed. The Owner or Property Manager will be responsible for streetscape and vegetation management in perpetuity.

On-going/as-needed fuel modification maintenance during the interim period while the Project is built out and adjacent parcels are developed, which may be one or more years, will include necessary measures for consistency with the FPP, including:

- Regular Maintenance of dedicated Open Space.
- Removal or thinning of undesirable combustible vegetation and replacement of dead or dying landscaping.
- Maintaining ground cover at a height not to exceed 18 inches. Annual grasses and weeds shall be maintained at a height not to exceed three inches.
- Removing accumulated plant litter and dead wood. Debris and trimmings produced by thinning and pruning should be removed from the Project site or chipped and evenly dispersed in the same area to a maximum depth of four inches.
- Maintaining manual and automatic irrigation systems for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Complying with these FPP requirements on a year-round basis. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of May and June, depending on precipitation during the winter and spring months.

5.4.4 Environmentally Sensitive Areas/Open Space

There should not be a need to modify the FMA and fuel maintenance zone as both are planned to meet the fuel management needs of the Project site and comply with the fire code. However, if unforeseen circumstances were to arise that require hazard reduction within an area considered environmentally sensitive or part of the Multispecies Conservation Plan, it may require approval from the County and the appropriate resource agencies (California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers) prior to any vegetation management activities occurring within those areas.

5.4.5 Prohibited Plants

Certain plants are considered prohibited in the landscape due to characteristics that make them highly flammable. These characteristics can be physical (structure promotes ignition or combustion) or chemical (volatile chemicals increase flammability or combustion characteristics). The plants included in the Prohibited Plant List (Appendix G) are unacceptable from a fire safety standpoint and will not be planted on the Project site or allowed to establish opportunistically within fuel modification zones or landscaped areas.

5.4.6 Construction Phase Vegetation Management

Vegetation management requirements shall be implemented at Project commencement and throughout the construction phase for each planning area. Vegetation management shall be performed pursuant to the FAHJ on all building locations prior to the start of work and prior to any import of combustible construction materials. Adequate fuel breaks shall be created around all grading, site work, and other construction activities in areas where there is flammable vegetation.

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6 Wildfire Education Program

The business owners of the Beaumont Pointe Specific Plan Project will be provided a proactive educational component disclosing the potential wildfire risk and this report's requirements. This educational information must include maintaining the landscape and structural components according to the appropriate standards and embracing a "Ready, Set, Go!" stance on evacuation. Additionally, management of on-site entities occupying the site's structures will be required to register for emergency alerts via the Alert RivCo messaging system (Register | Registration Portal (genasys.com). Personnel and employees will be strongly encouraged to also register to receive emergency alerts.

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7 Evacuation Analysis

An evacuation analysis was prepared by CR Associates with technical input provided by Dudek (July 2022). Please refer to that separate technical report for details regarding evacuation planning, timing available and needed to evacuate the site, and discussion of other available contingency options that may be employed by emergency managers.

In summary, the evacuation analysis results indicate that depending on the wildfire scenario, which includes various locations and weather conditions, the site can be evacuated within a reasonable timeframe and enables emergency managers with contingency options by providing two evacuation routes and the ability to temporarily refuge the entire, or a portion of the anticipated on-site population within the hardened buildings and ignition resistant landscape/hardscape throughout the site.

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8 Conclusion

This FPP for the Beaumont Pointe Specific Plan Project provides guidance for vegetation maintenance for the proposed FMA, fuel maintenance zone and landscaped areas on the Project site. As described, vegetation maintenance measures will be provided on all sides of the proposed development. The requirements and recommendations provided in this FPP have been designed specifically for the Project. This analysis and its fire protection justifications are supported by fire science research, results from previous wildfire incidents, and fire agencies that have approved these concepts. The Project design features, asphalt roads and parking stalls, and a fully irrigated landscape, would provide a level of safety equal to a 100-foot wide FMZ. The Project is considered to represent a low wildfire risk to its occupants based on its ability to provide for evacuations and contingency on-site shelter in place.

Ultimately, it is the intent of this FPP to guide the fire protection efforts for the Project in a comprehensive manner. Implementation of the measures detailed in this FPP will reduce the risk of wildfire spreading from the Project site into surrounding areas and will improve the ability of firefighters to fight fires on the protect property and neighboring properties and resources, irrespective of the cause or location of ignition.

It must be noted that during extreme fire conditions, there are no guarantees that a given structure will not be exposed to wildfire or embers. Precautions and minimizing actions identified in this report are designed to reduce the likelihood that fire will impinge upon the Project's assets or threaten its visitors. Additionally, there are no guarantees that fire will not occur in the area or that fire will not damage property or cause harm to persons or their property. Implementation of the required enhanced construction features provided by the applicable codes and the fuel modification requirements provided in this FPP will reduce the Project site's vulnerability to wildfire and help to limit the spread of fire from the Project site to surrounding areas. It will also help accomplish the goal of this FPP to assist firefighters in their efforts to defend structures.

It is recommended that the Beaumont Pointe Specific Plan maintain a conservative approach to fire safety. This approach must include maintaining the landscape and structural components according to the appropriate standards and embracing a "Ready, Set, Go!" stance on evacuation. The Project is not to be considered a shelter-in-place development. However, the fire agencies and/or law enforcement officials may, during an emergency, as they would for any new development providing the layers of fire protection as the Project, determine that it is safer to temporarily refuge employees or visitors on the Project site. When an evacuation is ordered, it will occur according to pre-established evacuation decision points or as soon as notice to evacuate is received, which may vary depending on many environmental and other factors. Fire is a dynamic and somewhat unpredictable occurrence and it is important for anyone living at the WUI to educate themselves on practices that will improve safety.

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Appendix A

Representative Project Site Photographs

Beaumont Point Specific Plan Project

PHOTOGRAPH LOG

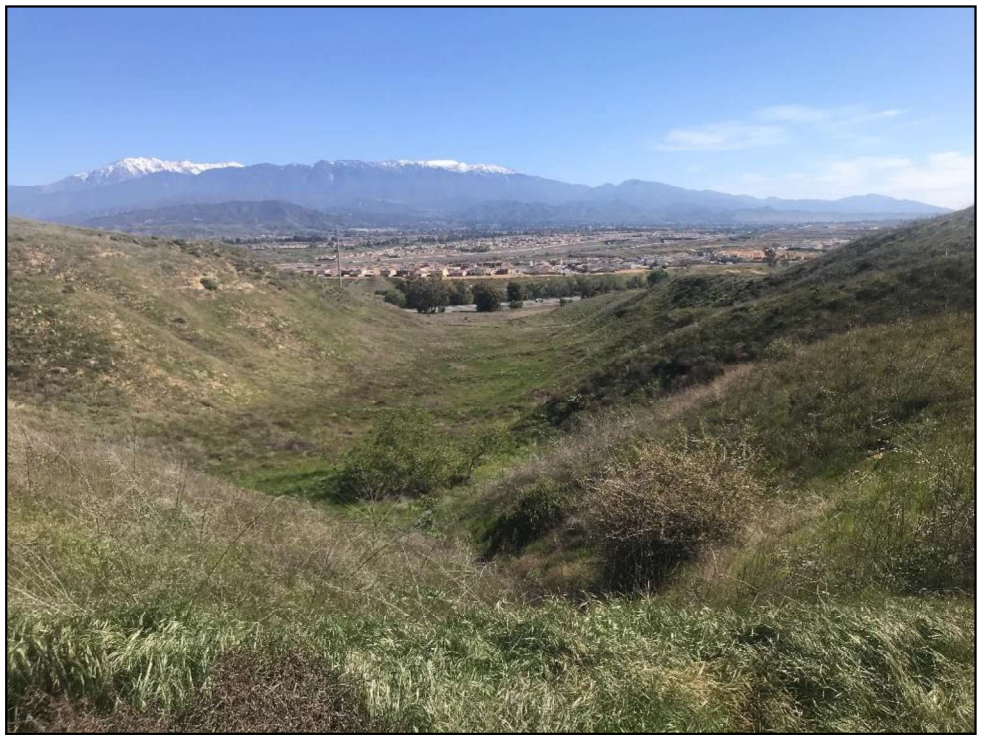
PHOTOS TAKEN APRIL 1, 2020

Beaumont Pointe Specific Plan Project
Photograph Log



Photograph 1. View to the west from east of Jack Rabbit Trail (traversing bottom of photo). The main project entrance would be in the lower right corner; 4th Street entrance would be on the left side of the photo.

Beaumont Pointe Specific Plan Project
Photograph Log



Photograph 2. View of typical vegetation (grassland, scattered scrub) on small valley onsite.



Photograph 3. View of typical vegetation (grassland, scattered scrub) on rolling hillsides and flat valley onsite.



Photograph 4. View of typical vegetation (grassland) onsite.



Photograph 5. View of typical vegetation (grassland, sage scrub) onsite.

Beaumont Pointe Specific Plan Project
Photograph Log



Photograph 6. View of unauthorized trail use onsite.



Photograph 7. View of unauthorized trail use onsite

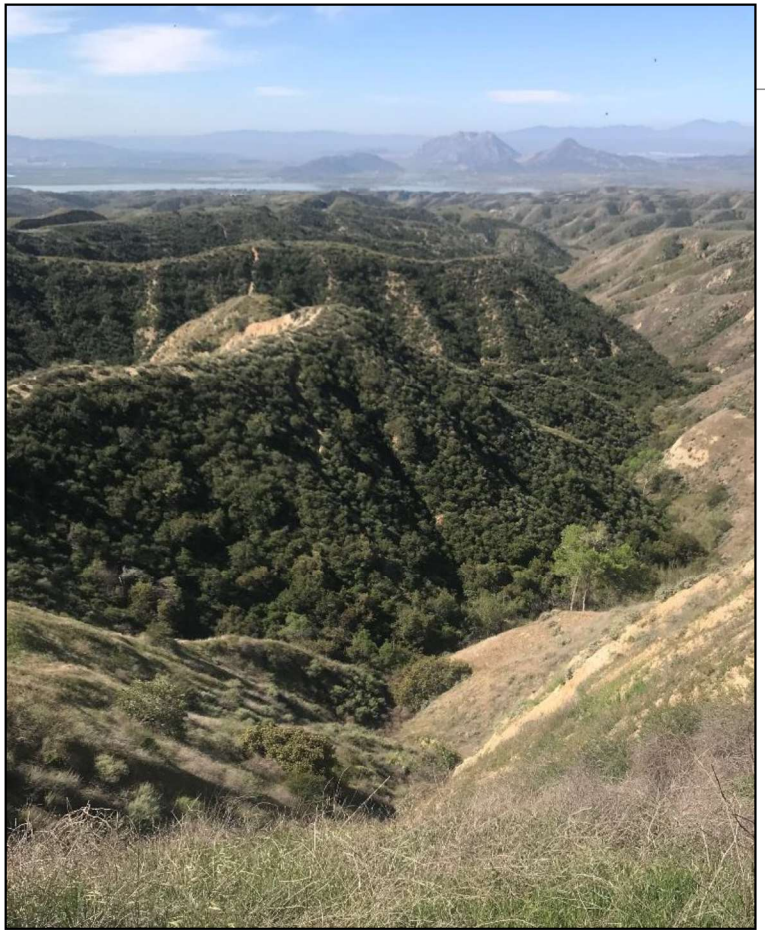


Photograph 8. View of the Badlands canyons south of the Project site.



Photograph 9. View of the Badlands canyons south of the Project site.

Beaumont Pointe Specific Plan Project
Photograph Log



Photograph 10. View of typical coastal sage scrub vegetation on a west aspect slope in the Badlands south of the Project site.



Photograph 11. View of typical sparse scrub vegetation on an east aspect slope in the Badlands south of the Project site.

Beaumont Pointe Specific Plan Project
Photograph Log



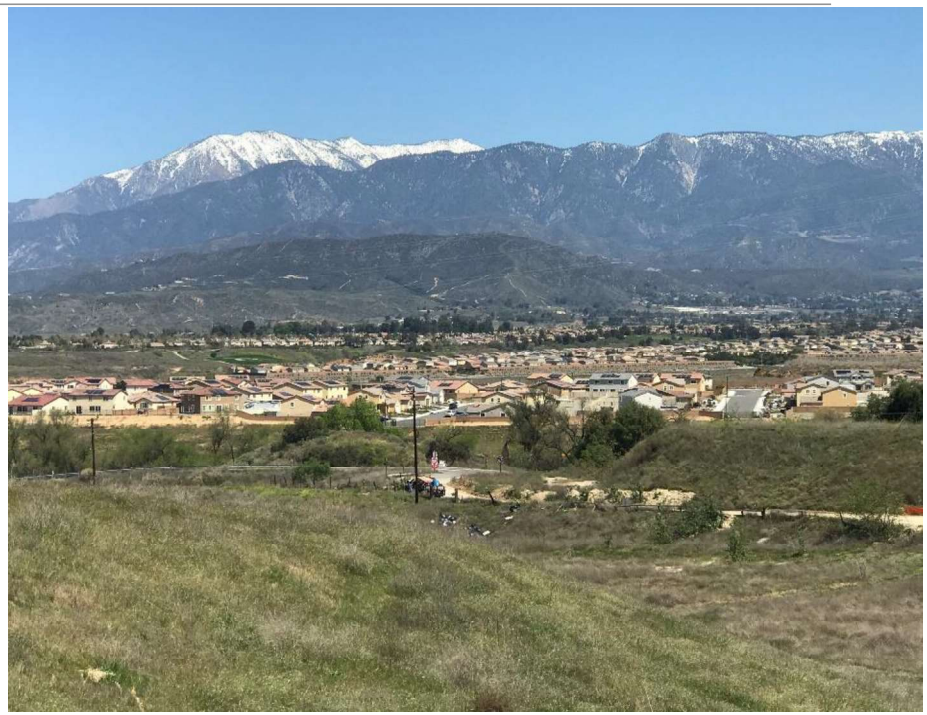
Photograph 12. View of the Hidden Canyon development currently in the grading phase east of the Project site.



Photograph 13. View of the Highlands Development to the northeast of the Project site.



Photograph 14. View of Coopers Creek and the Sun Cal development currently in the grading phase north of the Project site.



Photograph 15. View of the Heartland development north of the Project site across from Jack Rabbit Trail roadway.



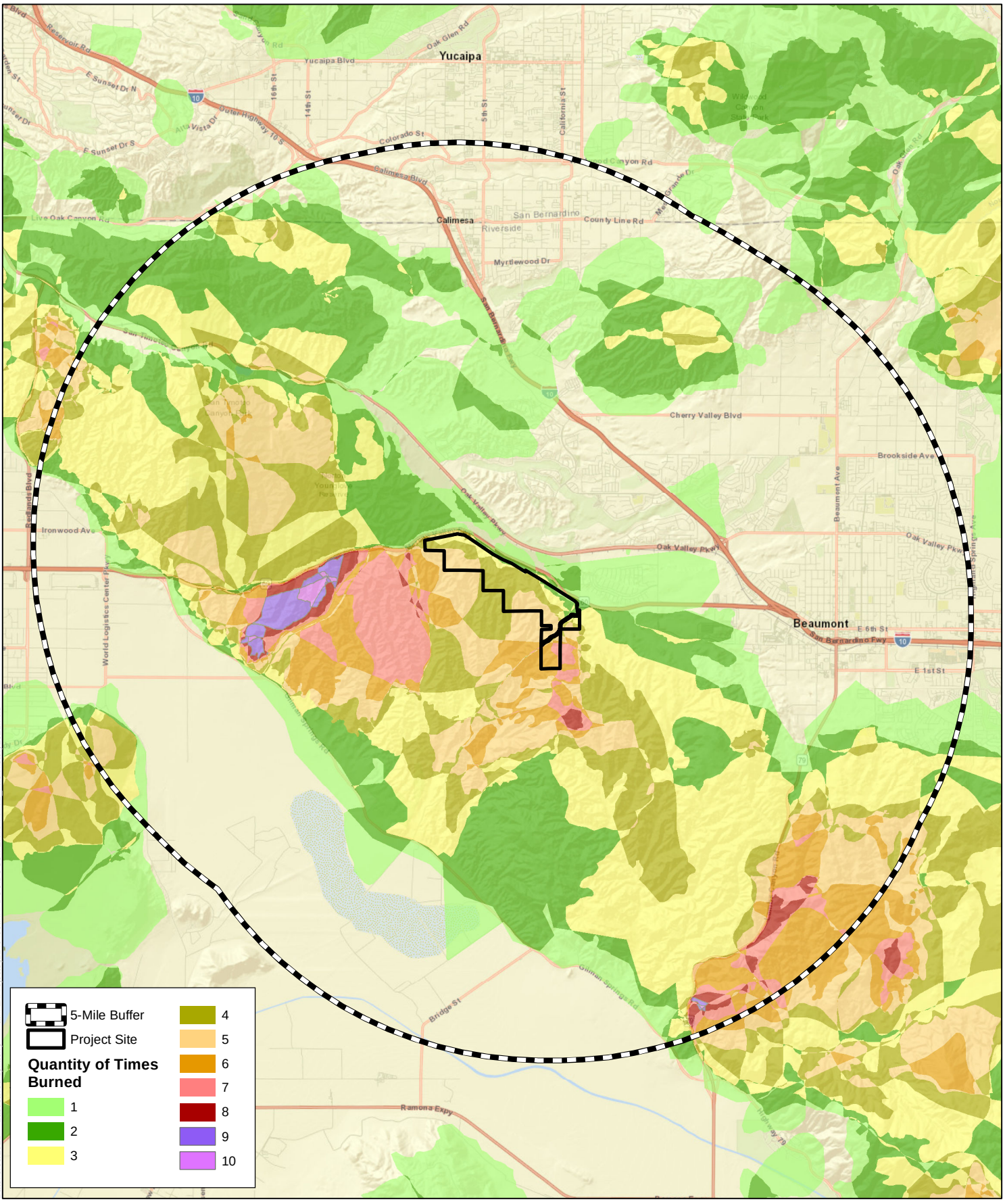
Photograph 16. Looking northwest from the Project site toward SR-60, Oak Valley Parkway (San Timoteo Road), and the San Gorgoino Summit.



Photograph 17. View of terrain west of the Project site.

Appendix B

Beaumont Pointe Specific Plan
Project Vicinity Fire History Map



SOURCE: BASE- ESRI; FIRE DATA-CALFIRE 2021

DUDEK

0 1 2 Miles

APPENDIX B

Fire History Map

Fire Protection Plan for the Beaumont Pointe Specific Plan

Appendix C

BehavePlus Fire Behavior Analysis

1 Fire Behavior Modeling History

Fire behavior modeling has been used by researchers for approximately 50+ years to predict how a fire will move through a given landscape (Linn 2003). The models have had varied complexities and applications throughout the years. One model has become the most widely used for predicting fire behavior on a given landscape. That model, known as "BEHAVE," was developed by the U. S. Government (USDA Forest Service, Rocky Mountain Research Station) and has been in use since 1984. Since that time, it has undergone continued research, improvements, and refinement. The current version, BehavePlus, V6, includes the latest updates incorporating years of research and testing. Numerous studies have been completed testing the validity of the fire behavior models' ability to predict fire behavior given site specific inputs. One of the most successful ways the model has been improved has been through post-wildfire modeling (Brown 1972, Lawson 1972, Sneeuwjagt and Frandsen 1977, Andrews 1980, Brown 1982, Rothermel and Rinehart 1983, Bushey 1985, McAlpine and Xanthopoulos 1989, Grabner, et. al. 1994, Marsden-Smedley and Catchpole 1995, Grabner 1996, Alexander 1998, Grabner et al. 2001, Arca et al. 2005). In this type of study, BehavePlus is used to model fire behavior based on pre-fire conditions in an area that recently burned. Real-world fire behavior, documented during the wildfire, can then be compared to the prediction results of BehavePlus and refinements to the fuel models incorporated, retested, and so on.

Fire behavior modeling includes a high level of analysis and information detail to arrive at reasonably accurate representations of how wildfire would move through available fuels on a given site. Fire behavior calculations are based on site specific fuel characteristics supported by fire science research that analyzes heat transfer related to specific fire behavior. Predicting wildland fire behavior is not an exact science. As such, the minute-by-minute movement of a fire will probably never be predictable, especially when considering the variable state of weather and the fact that weather conditions are typically estimated from forecasts made many hours before a fire. Nevertheless, field-tested and experienced judgment in assessing the fire environment, coupled with a systematic method of calculating fire behavior yields surprisingly accurate results. To be used effectively, the basic assumptions and limitations of fire behavior modeling applications must be understood.

1. First, it must be realized that the fire model describes fire behavior only in the flaming front. The primary driving force in the predictive calculations is the dead fuels less than 0.25 inches in diameter. These are the fine fuels that carry fire. Fuels greater than one inch have little effect, while fuels greater than three inches have no effect on fire behavior.
2. Second, the model bases calculations and descriptions on a wildfire spreading through surface fuels that are within six feet of the ground and contiguous to the ground. Surface fuels are often classified as grass, brush, litter, or slash.
3. Third, the software assumes that weather and topography are uniform. However, because wildfires almost always burn under non-uniform conditions, creating their own weather, length of projection period and choice of fuel model must be carefully considered to obtain useful predictions.
4. Fourth, fire behavior computer modeling systems are not intended for determining sufficient fuel modification zone/defensible space widths. However, it does provide the average length of the flames, which is a key element for determining defensible space distances for minimizing structure ignition.

Although BehavePlus has limitations, it can still provide valuable fire behavior predictions, which can be used as a tool in the decision-making process. In order to make reliable estimates of fire behavior, one must understand the relationship of fuels to the fire environment and be able to recognize the variations in these fuels. Natural fuels are made up of the various components of vegetation, both live and dead, that occur in a particular landscape. The type and quantity will depend upon soil, climate, geographic features, and fire history. The major fuel groups

of grass, shrub, trees, and slash are defined by their constituent types and quantities of litter and duff layers, dead woody material, grasses and forbs, shrubs, regeneration, and trees. Fire behavior can be predicted largely by analyzing the characteristics of these fuels. Fire behavior is affected by seven principal fuel characteristics: fuel loading, size and shape, compactness, horizontal continuity, vertical arrangement, moisture content, and chemical properties.

2 Modeling Inputs

2.1 Fuels

The seven fuel characteristics help define the 13 standard fire behavior fuel models (Anderson 1982) and the more recent custom fuel models developed for Southern California (Weise and Regelbrugge 1997). According to the model classifications, fuel models used for fire behavior modeling (BehavePlus) have been classified into four groups, based upon fuel loading (tons/acre), fuel height, and surface-to-volume ratio. Observation of the fuels in the field (on site) determines which fuel models should be applied in modeling efforts. The following describes the distribution of fuel models among general vegetation types for the standard 13 fuel models and the custom Southern California fuel models:

- Grasses Fuel Models 1 through 3
- Brush Fuel Models 4 through 7, SCAL 14 through 18
- Timber Fuel Models 8 through 10
- Logging slash Fuel Models 11 through 13.

In addition, the aforementioned fuel characteristics were utilized in the recent development of 40 new fire behavior fuel models (Scott and Burgan 2005) developed for use in the BehavePlus modeling system. These new models attempt to improve the accuracy of the 13 standard fuel models outside of severe fire season conditions, and to allow for the simulation of fuel treatment prescriptions. The following describes the distribution of fuel models among general vegetation types for the 40 new fuel models:

- Non-burnable Models NB1, NB2, NB3, NB8, NB9
- Grass Models GR1 through GR9
- Grass shrub Models GS1 through GS4
- Shrub Models SH1 through SH9
- Timber understory Models TU1 through TU5
- Timber litter Models TL1 through TL9
- Slash blowdown Models SB1 through SB4.

For the Beaumont Pointe Specific Plan Project BehavePlus analyses, fuel model assignments were based on observed field conditions. As is customary for this type of analysis, the terrain and fuels directly adjacent to the proposed development and fuel modification zones (FMZ) are used for determining flame lengths and fire spread. It is these fuels that would have the potential to affect the project's structures from a radiant and convective heat perspective as well as from direct flame impingement. Fuel beds, including sage scrub and non-native grasslands were observed adjacent to the proposed development. These fuel types can produce flying embers that may affect the project, but defenses have been built into the structures to prevent ember penetration. Table C-1 provides a description of the two fuel models observed in the vicinity of the site that were subsequently used in the analysis for this project. Modeled areas include the grasslands (Fuel Model Gr4) on the flat lands in all directions and sage scrub (Fuel Model Sh5), which were found on the steeper hillsides to the south and west of the property. Dudek also conducted modeling of the site for post-development recommendations for this project (refer to Table C-2 for post-development fuel model descriptions). Fuel modification includes paved parking lots, paved streets and irrigated landscaping on the periphery of the Project as well as maintenance of annual grasses within 20 feet of the Project perimeter on an as needed basis where applicable. For modeling the post-development condition, fuel model assignments were re-classified from Gr4 and Sh5 to Fuel Model 8.

Table C-1. Existing Fuel Model Characteristics

Fuel Model Assignment	Vegetation Description	Location	Fuel Bed Depth (Feet)
Gr4	Moderate Load, Dry Climate Grass	Represents grasses on flat lands surrounding the property.	<2.0 ft.
Sh5	High Load Dry Climate Shrub	Sage scrub occurs on hillside along the southern and western edges of property.	<6.0 ft.

Table C-2. Post-development Fuel Model Characteristics

Fuel Model Assignment	Vegetation Description	Location	Fuel Bed Depth (Feet)
8	Compact litter	Irrigated landscapes and parking areas in proposed development.	<0.5 ft.

2.2 Weather

To evaluate different scenarios, analyses were conducted for both the 50th percentile weather (summer, on-shore winds) and the 97th percentile weather (fall, off-shore winds) conditions. Fuel moisture and wind speed information data was incorporated into the BehavePlus modeling runs. The input wind speed and direction is roughly an average surface wind at 20 feet above the vegetation over the analysis area. Table C-3 summarizes the weather and wind input variables used in the BehavePlus modeling efforts.

Table C-3. Fuel Moisture and Wind Inputs

Variable	Summer Weather Condition (50th Percentile)	Peak Weather Condition (97th Percentile)
1h Moisture	5%	1%
10h Moisture	6%	2%
100h Moisture	12%	6%
Live Herbaceous Moisture	48%	30%
Live Woody Moisture	96%	50%
20-foot Wind Speed (mph)	20	40
BehavePlus Wind Adjustment Factor	0.4	0.4

2.3 Slope

Slope is a measure of angle in degrees from horizontal and can be presented in units of degrees or percent. Slope is important in fire behavior analysis as it affects the exposure of fuel beds. Additionally, fire burning uphill spreads faster than those burning on flat terrain or downhill as uphill vegetation is pre-heated and dried in advance of the flaming front, resulting in faster ignition rates. For the BehavePlus analysis, slope values were determined by field observation at the locations for each modeling scenario, and ranged in value between 3 to 80 percent. Slope gradients for landscaped areas are assumed to be relatively flat (3%).

3 BehavePlus Analysis

To objectively predict flame lengths, intensities, and spread rates, the BehavePlus V6 fire behavior modeling system (Andrews, Bevins, and Seli 2004) was used in four modeling scenarios and incorporated observed fuel types representing the dominant on-site and off-site vegetation, slope gradients, and wind and fuel moisture values. Modeling scenario locations were selected to better understand different fire behavior that may be experienced on or adjacent to the site. The results of fire behavior modeling analysis for pre- and post-development conditions are presented in Tables C-4 and C-5, respectively. Identification of modeling run (fire scenarios) locations is presented graphically in Figure 4, BehavePlus Fire Behavior Analysis Map exhibit in the Project's FPP.

Fire Scenario locations and descriptions:

- Scenario 1. Fire flaming front approaching from the northeast around the vicinity of SR-60 the existing grassland vegetation (Fuel Model GR4) adjacent to and on the northern portion of the project, with strong northeastern Santa Ana winds. Post-development includes the irrigated manufactured slopes, paved parking area and irrigated landscaping (Fuel Model 8).
- Scenario 2. Fire flaming front approaching from the east from along the SR-60 corridor towards the northeast corner of the project, near the intersection of SR-60 and Jack Rabbit Trail, through the existing scrub vegetation (Fuel Model SH5), with strong northeastern Santa Ana winds. Post-development includes the irrigated manufactured slopes, paved parking area and irrigated landscaping (Fuel Model 8).
- Scenario 3. Fire flaming front approaching from the southwest across the adjacent open space (Badlands area) towards the southern Project boundary, entering the site through the sparse scrub vegetation in the open space preserve area (SH5), annual grasslands (Fuel Model GR4), with moderate westerly onshore winds. Post-development includes sparse scrub vegetation in the open space preserve (SH5), irrigated manufactured slopes, paved parking area and irrigated landscaping (Fuel Model 8).
- Scenario 4. Fire flaming front approaching from the west-northwest, again from near SR-60, through scrub vegetation (SH5) (offsite and onsite) approaching the western Project boundary, with moderate westerly onshore winds. Post-development includes scrub vegetation in the open space preserve (SH5), irrigated manufactured slopes, paved parking area and irrigated landscaping (Fuel Model 8).

Table C-4. Fire Behavior Modeling Results for Existing Conditions

Fire Scenarios	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph)	Spotting Distance (miles)
Scenario 1: grasslands, 5% uphill slope, 40 mph high wind speed				
Fuel Model Gr4	30.5	9,554	10.0	1.5
Scenario 2: Sage scrub, 5% uphill slope, 40 mph high wind speeds				
Fuel Model Sh5	42.5	19,662	6.0	2.0
Scenario 3: sage scrub-grasslands, 80% uphill to 20% downhill slopes, 20 mph sustained winds				
Fuel Model Sh5- sage scrub	20.9	4,209	1.8	0.8
Fuel Model Gr4- grasses	13.5	1,629	2.3	0.6
Scenario 4: Sage scrub, 30% downhill slope, 20 mph sustained winds				
Fuel Model Sh5- sage scrub	18.0	3,042	1.3	0.7

Notes:
1. Spotting distance from a wind driven surface fire.

Table C-5. Fire Behavior Modeling Results for Post-Project Conditions

Scenario	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph)	Spotting Distance (miles)
Scenario 1: Irrigated landscaping, 20% uphill slope, 40 mph high wind speed				
Irrigated landscaping/pavement (FM8)	3.0	62	0.2	0.3
Scenario 2: Irrigated landscaping, 3% uphill slope, 40 mph high wind speeds				
Irrigated landscaping/pavement (FM8)	3.0	62	0.2	0.3
Scenario 3: Sage scrub (open space); irrigated landscaping, 80% uphill to 20% downhill slopes, 20 mph sustained winds				
Sage scrub (FMSh5)	20.9	4,209	1.8	0.8
Irrigated landscaping/pavement (FM8)	1.6	16	0.1	0.1
Scenario 4: Sage scrub, 20% uphill slope, 20 mph sustained winds				
Irrigated landscaping/pavement (FM8)	1.6	16	0.1	0.1

As presented in Table C-4, wildfire behavior in sage scrub, presented as a Fuel Model Sh5, represents the most extreme conditions, varying with different wind speeds. In this case, flame lengths can be expected to reach up to approximately 42.5 feet with 40 mph winds (extreme fire weather conditions) and 20.9 feet with 20 mph wind speeds (onshore winds). Spread rates for sage scrub fuel beds range from 1.3 mph (summer onshore winds) to 6.0 mph (extreme offshore winds). Spotting distances, where airborne embers can ignite new fires downwind of the initial fire, range from 0.8 miles to 2.0 miles. In comparison, a grass fuel type could generate flame lengths up to 30.5 feet high with a spread rate of 10.0 mph. The fire could potentially be spotting for a distance of 1.5 miles.

As presented in Table C-5, Dudek conducted modeling of the site for post-development fuel recommendations for this project. Fuel modification includes paved parking lots, paved streets and irrigated landscaping on the periphery of the Project as well as maintenance of annual grasses within 20 feet of the Project perimeter on an as needed basis where applicable. For modeling the post-development condition, fuel model assignments were re-classified for the irrigated landscaping (Fuel Model 8). Fuel model assignments for all other areas remained the same as those classified for the existing condition. As depicted, the fire intensity and flame lengths in untreated, biological open space areas would remain the same. Conversely, the FMZ areas experience a significant reduction in flame length and intensity. The 42.5-foot (sage scrub fuel bed) and 30.5-foot (grass fuel bed) tall flames predicted during pre-development modeling during extreme weather conditions are reduced to less than 3.0 feet tall at the outer edges of the development due to the higher live and dead fuel moisture contents (the flame lengths in the in the open space preserve scrub vegetation remains at 20.9 feet).

It should be noted that the results presented in Tables C-4 and C-5 depict values based on inputs to the BehavePlus software. Changes in slope, weather, or pockets of different fuel types are not accounted for in this analysis, but models provide a worst-case wildfire condition as part of a conservative approach. Further, this modeling analysis assumes a correlation between the project site vegetation and fuel model characteristics. Model results should be used as a basis for planning only, as actual fire behavior for a given location will be affected by many factors, including unique weather patterns, small-scale topographic variations, or changing vegetation patterns.

The information in Table C-6 pertains to interpretation of flame length and fireline intensity as it relates to fire suppression efforts. Based on the post-development calculated flame lengths of under 3.0 feet tall, fire fighters should be able to conduct a direct attack on the fire.

Table C-6. Fire Suppression Interpretation

Flame Length (ft)	Fireline Intensity (Btu/ft/s)	Interpretations
Under 4 feet	Under 100 BTU/ft/s	Fires can generally be attacked at the head or flanks by persons using hand tools. Hand line should hold the fire.
4 to 8 feet	100-500 BTU/ft/s	Fires are too intense for direct attack on the head by persons using hand tools. Hand line cannot be relied on to hold the fire. Equipment such as dozers, pumpers, and retardant aircraft can be effective.
8 to 11 feet	500-1000 BTU/ft/s	Fires may present serious control problems – torching out, crowning, and spotting. Control efforts at the fire head will probably be ineffective.
Over 11 feet	Over 1000 BTU/ft/s	Crowning, spotting, and major fire runs are probable. Control efforts at head of fire are ineffective.

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4 References

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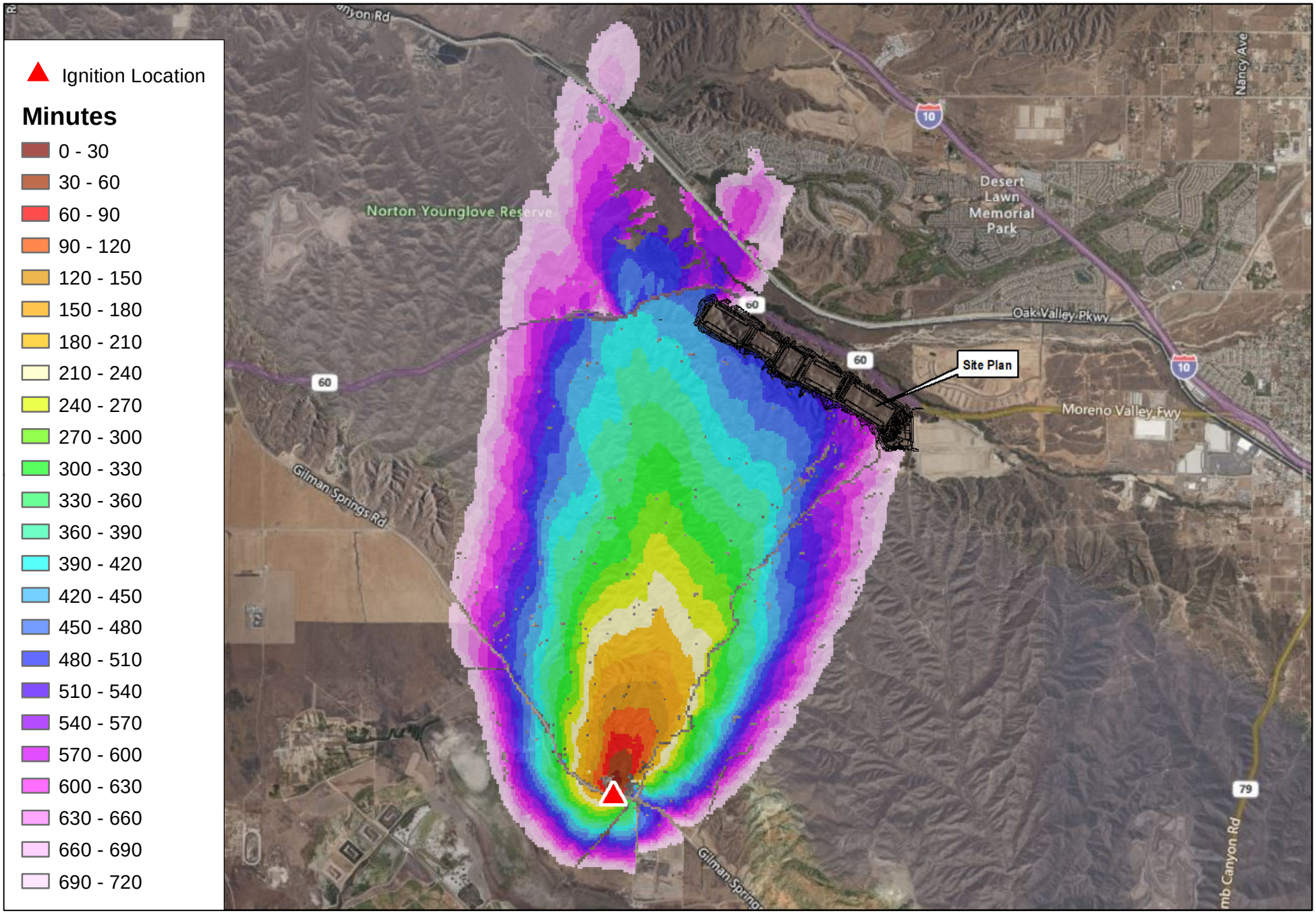
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Appendices D-1 through D-8

FlamMap Fire Spread Modeling Results



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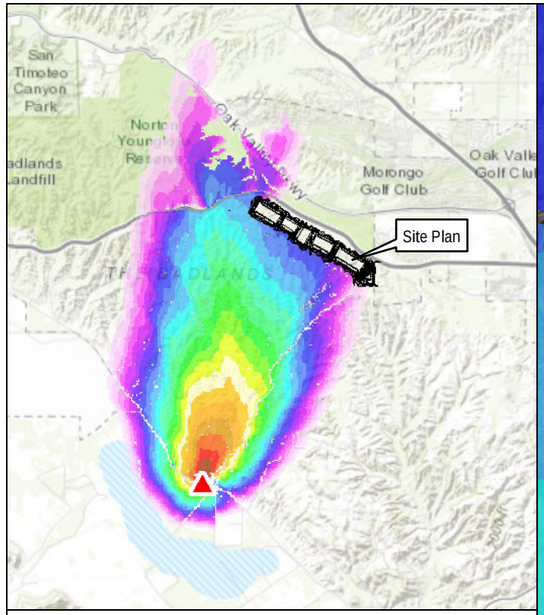
DUDEK

0 1 Miles

APPENDIX D-1

Fire Progression Modeling - Run 1 Overview

Fire Protection Plan for the Beaumont Pointe Specific Plan



Ignition Location

Minutes

0 - 30	330 - 360
30 - 60	360 - 390
60 - 90	390 - 420
90 - 120	420 - 450
120 - 150	450 - 480
150 - 180	480 - 510
180 - 210	510 - 540
210 - 240	540 - 570
240 - 270	570 - 600
270 - 300	600 - 630
300 - 330	630 - 660
	660 - 690
	690 - 720

Site Plan

bing

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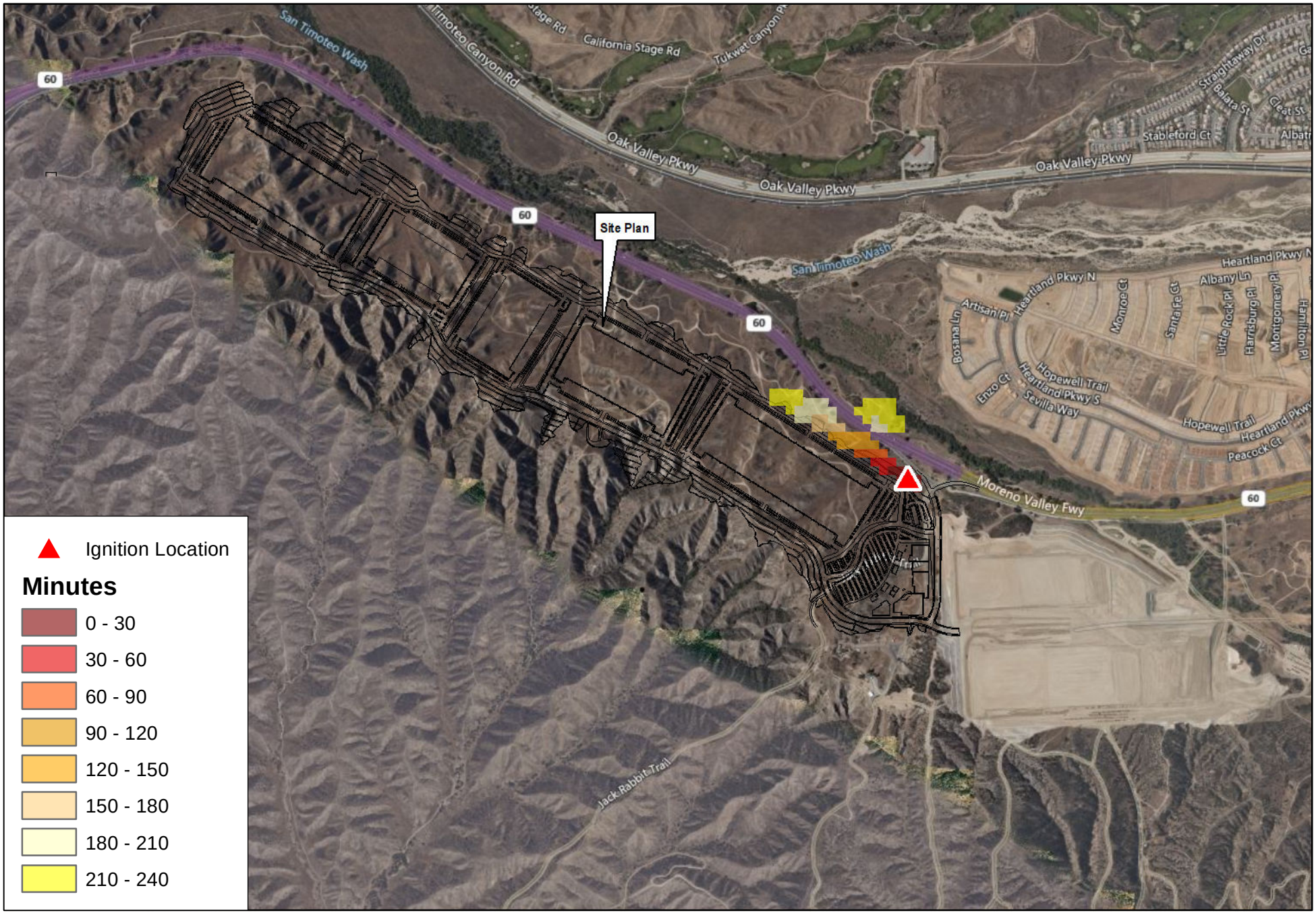
DUDEK

0 1 Miles

APPENDIX D-2

Fire Progression Modeling - Run 1 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan



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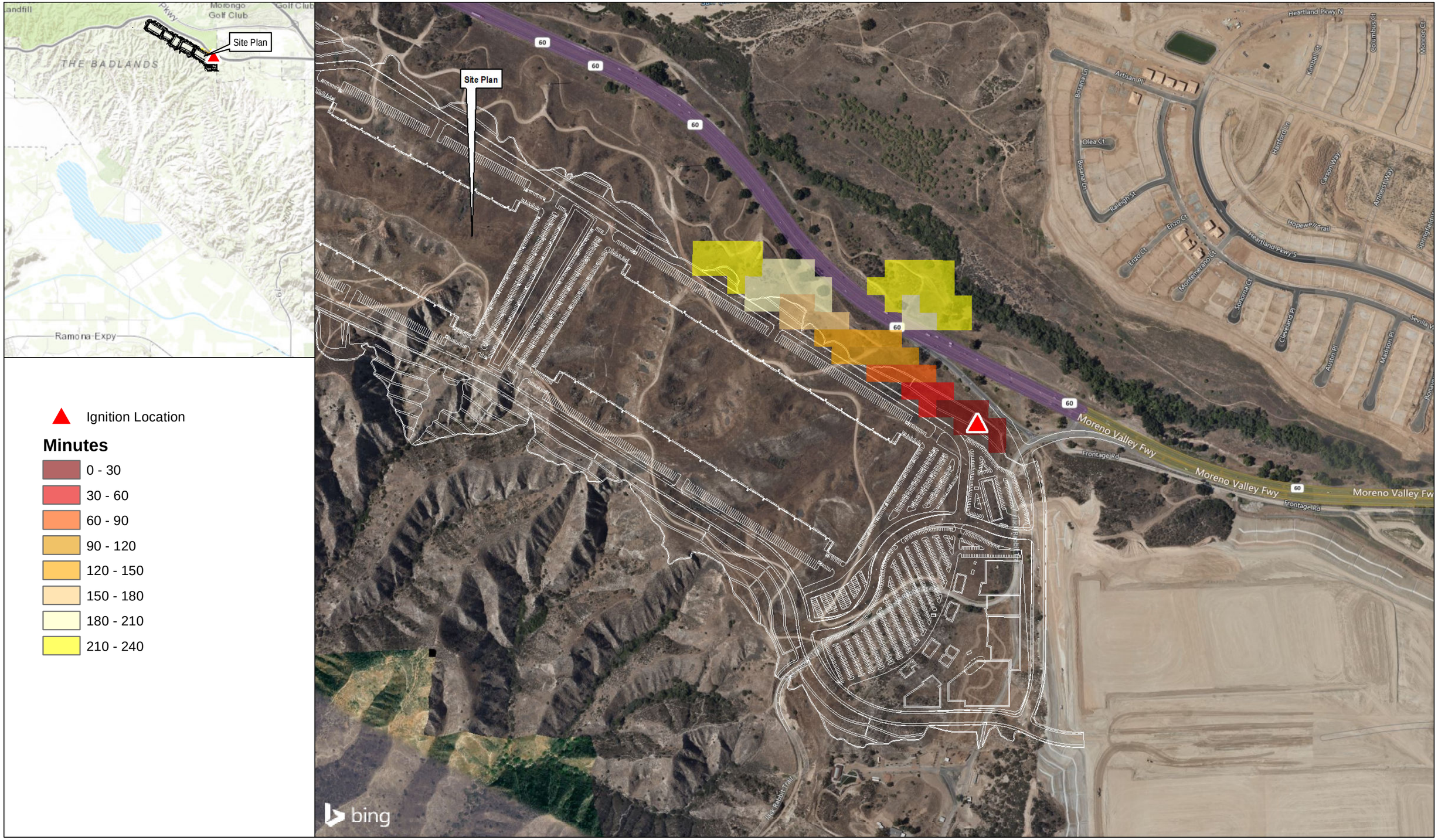
DUDEK

0 0.25 Miles

APPENDIX D-3

Fire Progression Modeling - Run 2 Overview

Fire Protection Plan for the Beaumont Pointe Specific Plan



▲ Ignition Location

Minutes

- 0 - 30
- 30 - 60
- 60 - 90
- 90 - 120
- 120 - 150
- 150 - 180
- 180 - 210
- 210 - 240

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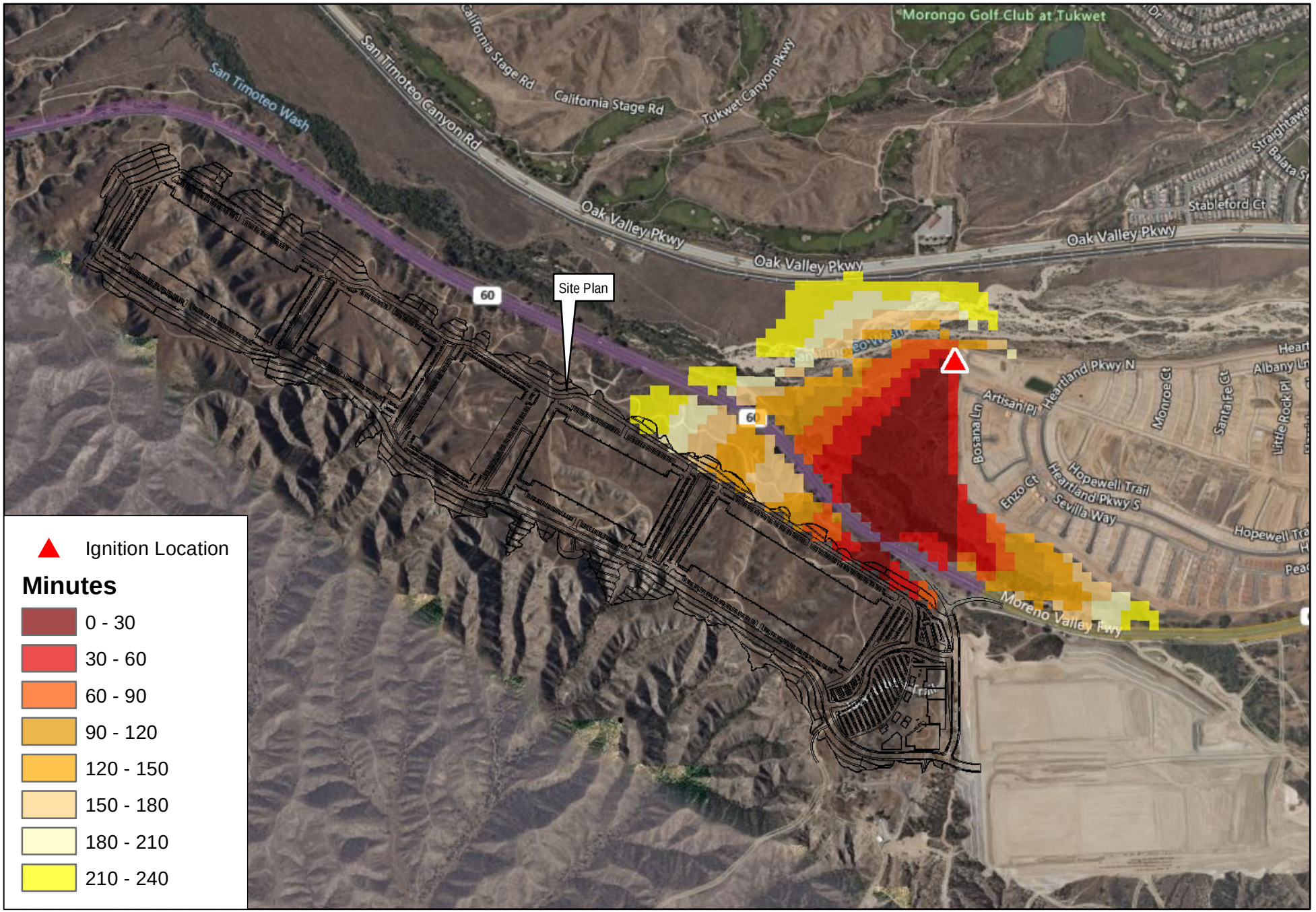
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DUDEK 0 500 Feet

APPENDIX D-4

Fire Progression Modeling - Run 2 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan



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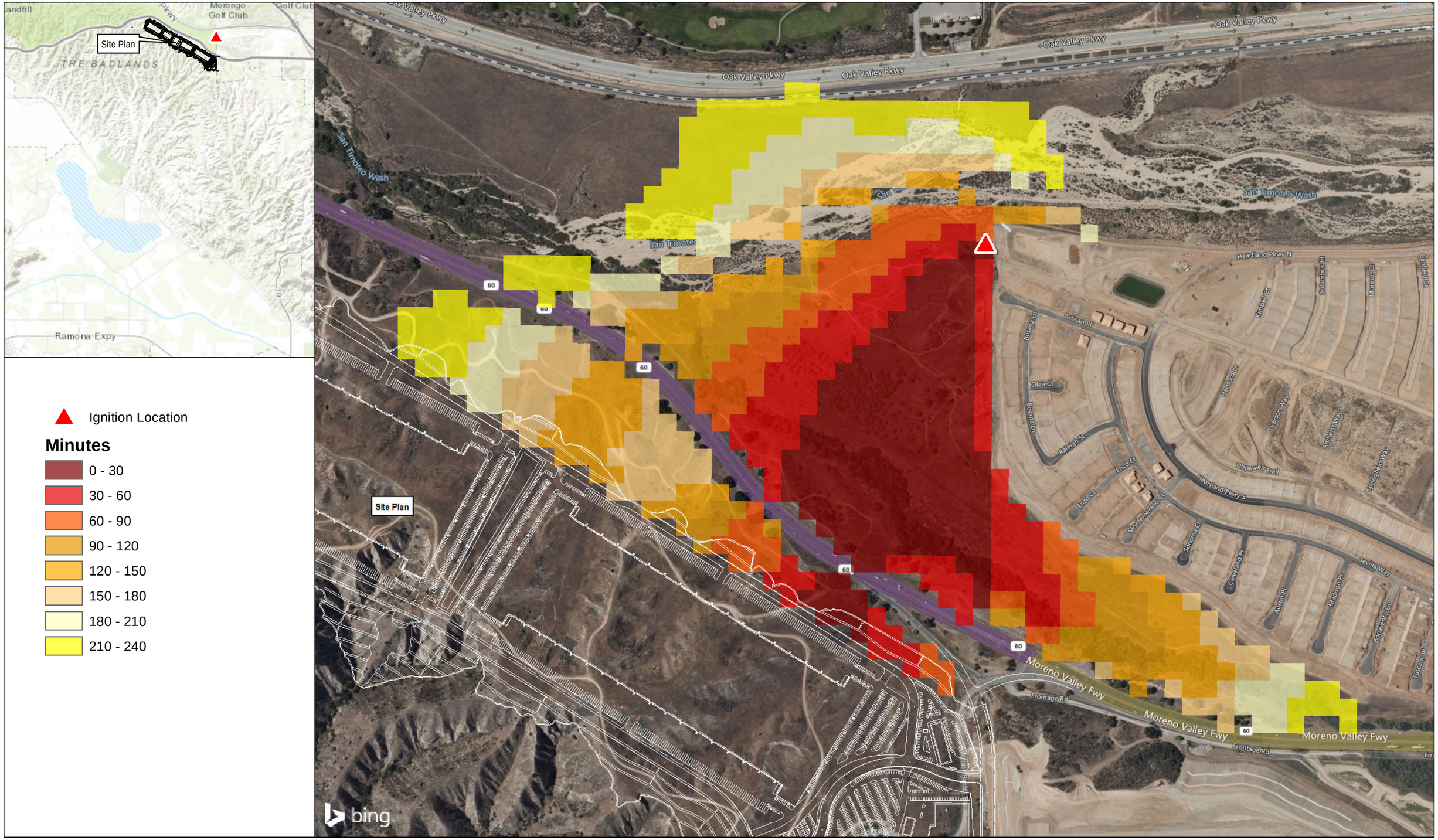
DUDEK

0 0.25 Miles

APPENDIX D-5

Fire Progression Modeling - Run 3

Fire Protection Plan for the Beaumont Pointe Specific Plan



SOURCE: AERIAL-BING MAPPING SERVICE

DUDEK

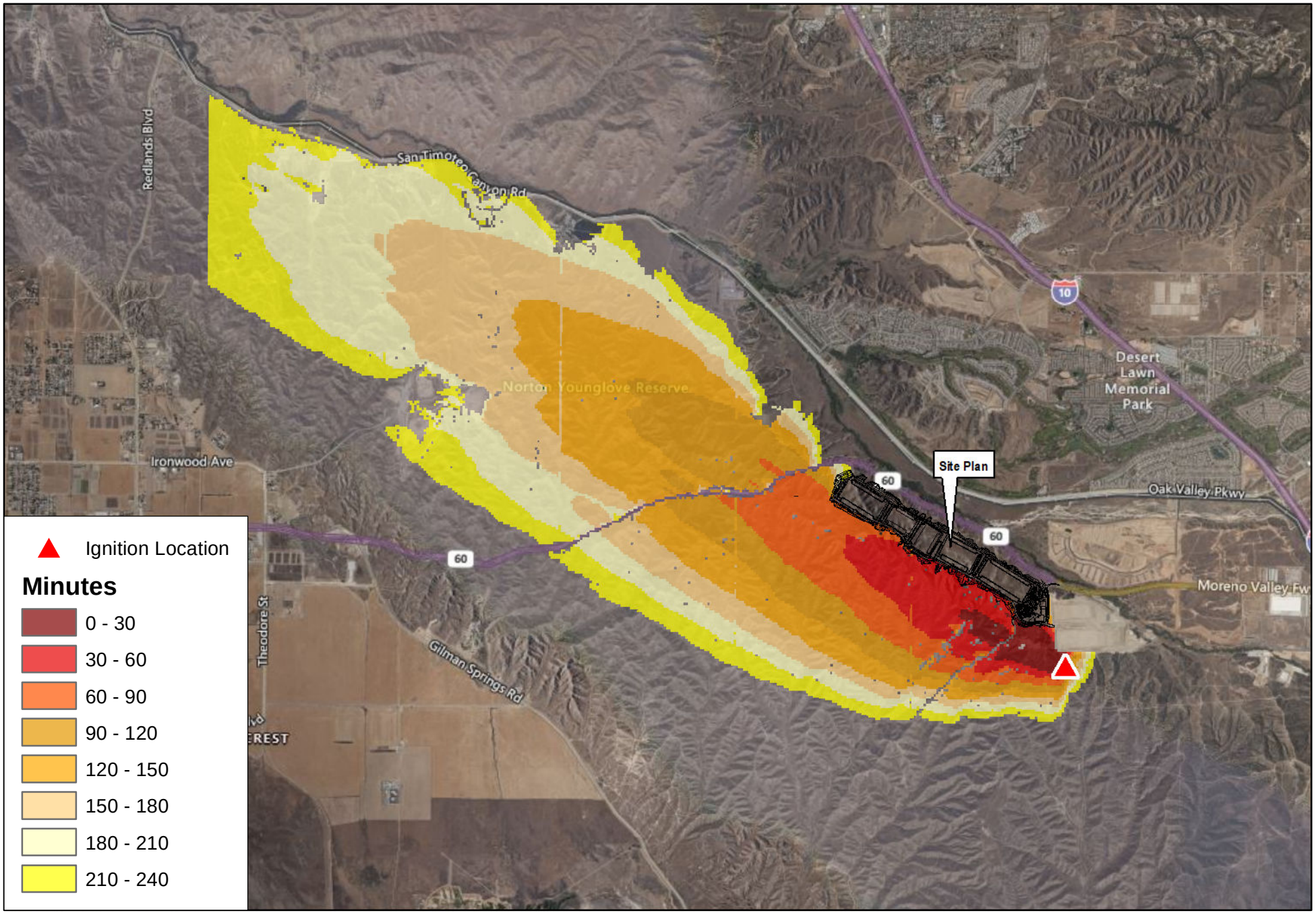
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APPENDIX D-6

Fire Progression Modeling - Run 3 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan



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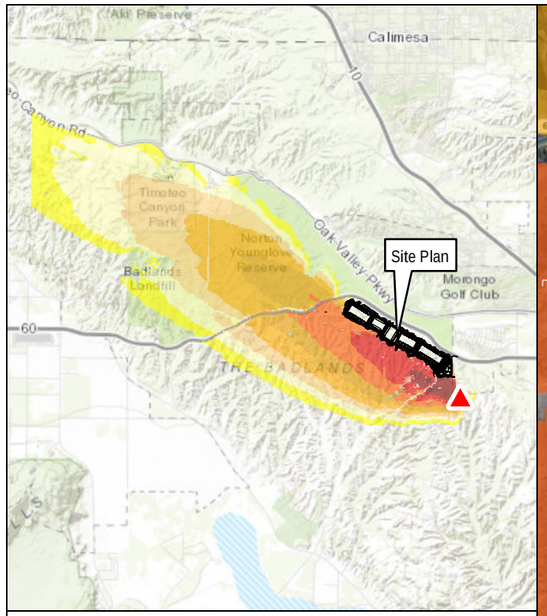
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APPENDIX D-7

Fire Progression Modeling - Run 4 Overview

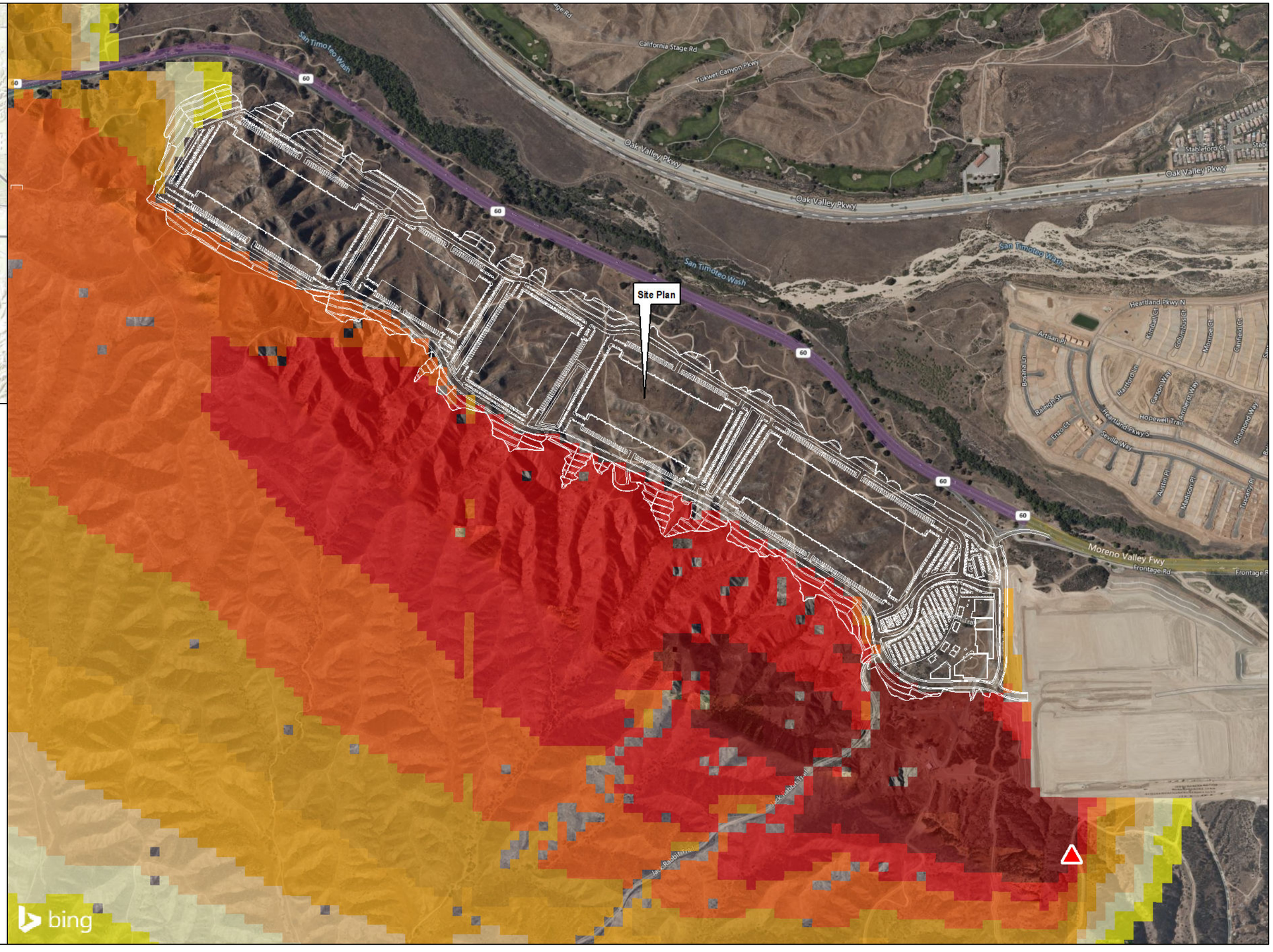
Fire Protection Plan for the Beaumont Pointe Specific Plan



▲ Ignition Location

Minutes

- 0 - 30
- 30 - 60
- 60 - 90
- 90 - 120
- 120 - 150
- 150 - 180
- 180 - 210
- 210 - 240



SOURCE: AERIAL-BING MAPPING SERVICE

Path: Z:\Projects\j2140400\MAPDOC\DOCUMENT\Fire Progression Series\8-Attachment A_Fire Progression Modeling Run4 Project Site.mxd

DUDEK 0 1,000 Feet

APPENDIX D-8

Fire Progression Modeling - Run 4 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan

Appendix E

Ignition-Resistant Construction Requirements

As of the date of this fire protection plan, the following are the requirements for ignition resistant construction for The Proposed Project, including requirements under Chapter 7A of the California Building Code (CBC). In addition, exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the most current CBC Chapter 7A ignition resistance requirements at the time of building permit application.

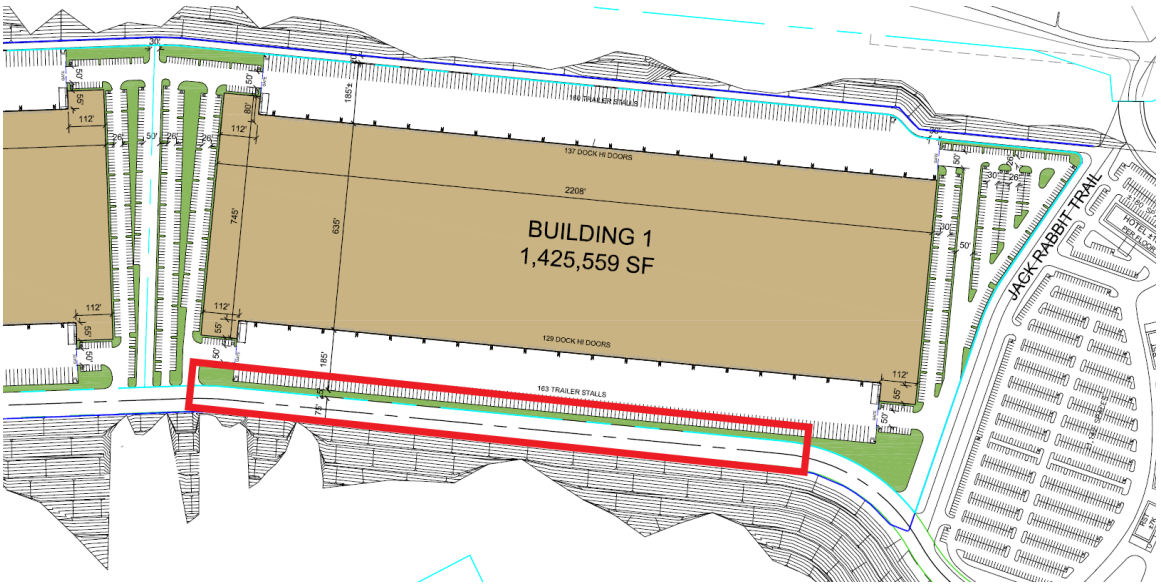
1. All structures will be built with a Class A roof assembly, including a Class A roof covering. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. However, openings on barrel tiles or similar roof coverings, must be fire stopped (bird stopped) with approved materials to prevent the accumulation of debris, bird nests, etc. between the tiles and decking material.
3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of minimum 72 pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909 running the full length of the valley.
4. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other non-combustible material to prevent wildfire ignition along eave assemblies.
5. All chimney, flue or stovepipe openings attached to a fireplace, stove, or other solid or liquid fuel burning equipment or device shall be equipped with an approved spark arrester. An approved spark arrester is defined as a device intended to prevent sparks from escaping into the atmosphere and constructed of nonflammable materials, having a 12-gauge minimum thicknesses with openings no greater than ½ inch, or other alternative material the Fontana Fire Protection District determines to provide equal or better protection. It shall be installed to be visible for the purposes of inspection and maintenance.
6. The exterior surface materials shall be non-combustible, including hard or ignition resistant, such as stucco. In all construction, exterior walls shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
7. All eaves, fascias, and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4"x 6" rafter tails.
8. Paper-faced insulation shall be prohibited in attics or ventilated spaces.
9. Automatic interior fire sprinklers for commercial buildings shall be installed according to the National Fire Protection Association (NFPA) 13 requirements.
10. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/16-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection.
11. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/16" inch mesh corrosion-resistant metal screen or other

approved material that offers equivalent protection. Ventilation louvers and openings may be incorporated as part of access assemblies.

12. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
13. All fences and gate assemblies (fences, gates, and fence posts) attached or within five feet of a structure shall be of non-combustible material or pressure-treated exterior fire-retardant wood.
14. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction, pressure-treated exterior fire- retardant wood or ignition resistant construction. When such appendages and projections are attached to exterior fire- resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.
15. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with Chapter 7A of the CBC.
16. Detached accessory structures located less than 50 feet from a building containing habitable space shall be constructed in accordance with Chapter 7A of the CBC.
    - ***Exception:*** *Accessory structures less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.*
17. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1⅜ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to National Fire Protection Association (NFPA) 252.
18. All glass or other transparent, translucent or opaque glazing materials, that is used in exterior windows, including skylights, or exterior glazed door assemblies shall be constructed of multipane glazing with one tempered pane meeting the requirements of Section 2406 (2016 CBC) Safety Glazing. .
19. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
    - Frame and sash are comprised of vinyl material with welded corners
    - Metal reinforcements in the interlock area
    - Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass).
    - Frame and sash profiles are certified in AAMA Lineal Certification Program.
    - Certified and labeled to ANSI/AAMA/NWWDA 101/LS2-97 for Structural Requirements.

Appendix F

Project Fuel Modification Plan



Sample of 100-foot-wide fuel modification area "overlay" location along south side of Building 1 over the proposed street, parking lot and irrigated landscaping.

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Appendix G

Prohibited Plant List

Botanical Name	Common Name	Comment*
Trees		
Abies species	Fir	F
Agonis juniperina	Juniper Myrtle	F
Casuarina cunninghamiana	River She-Oak	F
Chamaecyparis species (numerous)	False Cypress	F
Cryptomeria japonica	Japanese Cryptomeria	F
Cupressocyparis leylandii	Leyland Cypress	F
Cupressus species *(C. fobesii, C. glabra, C. sempervirens,)*	Cypress (Tecate, Arizona, Italian, others)	F
Eucalyptus species (numerous)	Eucalyptus	F, I
Juniperus species (numerous)	Juniper	F
Lithocarpus densiflorus	Tan Oak	F
Melaleuca species *(M. linariifolia, M. nesophila, M. quinquenervia)*	Melaleuca (Flaxleaf, Pink, Cajeput Tree)	F, I
Picea (numerous)	Spruce	F
Palm species (numerous)	Palm	F, I
Pinus species *(P. brutia, P. canariensis, P. b. eldarica, P. halepensis, P. pinea, P. radiata, numerous others)*	Pine (Calabrian, Canary Island, Mondell, Aleppo, Italian Stone, Monterey)	F
Platycladus orientalis	Oriental arborvitae	F
Pseudotsuga menziesii	Douglas Fir	F
Tamarix species *(T. africana, T. aphylla, T. chinensis, T. parviflora)*	Tamarix (Tamarisk, Athel Tree, Salt Cedar, Tamarisk)	F, I
Taxodium species *(T. ascendens, T. distichum, T. mucronatum)*	Cypress (Pond, Bald, Monarch, Montezuma)	F
Taxus species *(T. baccata, T. brevifolia, T. cuspidata)*	Yew (English, Western, Japanese)	F
Thuja species *(T. occidentalis, T. plicata)*	Arborvitae/Red Cedar	F
Groundcovers, Shrubs & Vines		
Acacia species	Acacia	F, I
Adenostoma fasciculatum	Chamise	F
Adenostoma sparsifolium	Red Shanks	F
Agropyron repens	Quackgrass	F, I
Anthemis cotula	Mayweed	F, I
Arctostaphylos species	Manzanita	F
Arundo donax	Giant Reed	F, I
Artemisia species *(A. abrotanium, A. absinthium, A. californica, A. caucasica, A. dracunculus, A. tridentata, A. pynocephala)*	Sagebrush (Southernwood, Wormwood, California, Silver, True tarragon, Big, Sandhill)	F
Atriplex species (numerous)	Saltbush	F, I
Avena fatua	Wild Oat	F
Baccharis pilularis	Coyote Bush	F
Bambusa species	Bamboo	F, I
Bougainvillea species	Bougainvillea	F, I
Brassica species *(B. campestris, B. nigra, B. rapa)*	Mustard (Field, Black, Yellow)	F, I

Botanical Name	Common Name	Comment*
Bromus rubens	Foxtail, Red brome	F, I
Castanopsis chrysophylla	Giant Chinquapin	F
Cardaria draba	Hoary Cress	I
Cirsium vulgare	Wild Artichoke	F,I
Conyza bonariensis	Horseweed	F
Coprosma pumila	Prostrate Coprosma	F
Cortaderia selloana	Pampas Grass	F, I
Cytisus scoparius	Scotch Broom	F, I
Eriogonum species *(E. fasciculatum)*	Buckwheat (California)	F
Fremontodendron species	Flannel Bush	F
Heterotheca grandiflora	Telegraph Plant	F
Hordeum leporinum	Wild barley	F, I
Juniperus species	Juniper	F
Lactuca serriola	Prickly Lettuce	I
Larrea tridentata	Creosote bush	F
Lolium multiflorum	Ryegrass	F, I
Lonicera japonica	Japanese Honeysuckle	F
Mimulus aurantiacus	Sticky Monkeyflower	F
Miscanthus species	Eulalie Grass	F
Muhlenbergia species	Deer Grass	F
Nicotiana species *(N. bigelovii, N. glauca)*	Tobacco (Indian, Tree)	F, I
Pennisetum setaceum	Fountain Grass	F, I
Perovskia atroplicifolia	Russian Sage	F
Phoradendron species	Mistletoe	F
Pickeringia montana	Chaparral Pea	F
Rhus (R. diversiloba, R. laurina, R. lentii)	Sumac (Poison oak, Laurel, Pink Flowering)	F
Ricinus communis	Castor Bean	F, I
Rhus Lentii	Pink Flowering Sumac	F
Salvia species (numerous)	Sage	F, I
Salsola australis	Russian Thistle	F, I
Solanum Xantii	Purple Nightshade (toxic)	I
Silybum marianum	Milk Thistle	F, I
Thuja species	Arborvitae	F
Urtica urens	Burning Nettle	F

*F = flammable, I = Invasive

Notes:

1. Plants on this list that are considered invasive are a partial list of commonly found plants. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study.
2. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.
3. The absence of a particular plant, shrub, groundcover, or tree, from this list does not necessarily mean it is fire resistive.
4. All vegetation used in Fuel Modification Zones and elsewhere in this development shall be subject to approval of the Fire Code Official.
5. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.

TO: Mike Canfield

FROM: Phuong Nguyen, PE; CR Associates

DATE: July 27, 2022

RE: Beaumont Pointe Project Fire Evacuation Analysis – Technical Memorandum

The purpose of this technical memorandum is to assess the time required for emergency evacuation under Existing and Existing With Project Conditions, models under various likely scenarios for wind-driven fire that results in the Beaumont Pointe project area evacuation.[1]All of the modeled scenarios assumed that evacuating vehicles would not depend on contra-flow lanes, leaving these lanes available for emergency responder's to access the project site.[2]

Background

In California, wildfire-related large-scale evacuations are almost exclusively associated with wildfires that occur on extreme fire weather days, also known as "Red Flag Warning" days, and occur when relative humidity drops to low levels and strong winds from the north/northeast are sustained. With climate change, it may be that periods in which wildfire occurs may increase over time. During such periods, vegetation is more likely to ignite and fire spread is more difficult to control. In Riverside County, these extreme weather days typically occur during limited periods in the late summer, fall, and occasionally, in the spring, but may occur at other times on a less frequent basis. Currently, it is not common to experience more than 20 to 30 Red Flag Warning days in a typical year. Wildfires that occur during these periods of extreme weather are driven by winds – sometimes referred to as "Santa Ana" winds – that come from the north or east and blow toward the south or west. Fires driven by these winds move very quickly, making them difficult to control. In response to such fires, emergency managers typically activate pre-planned evacuation triggers that require down-wind communities to evacuate and move to nearby urbanized areas prior to the fire's encroachment.

Wildfires occurring during non-extreme weather days behave in a much less aggressive manner and pose fewer dangers to life and property because they are easier to control. Terrain and fuel are typically the wildfire drivers, and during these non-extreme weather days, vegetation is much more difficult to ignite and does not spread fire as rapidly.

In these situations, firefighters have a very high success rate of controlling fires and keeping them under 10 acres. CAL FIRE estimates that 90% of all vegetation fires occur during normal, onshore weather conditions and that such fires account for only 10% of the land area burned. Conversely, the 10% of wildfires that occur during extreme fire weather account for 90% of the land area burned. This data highlights that the most dangerous fire conditions are those related to a fire that moves rapidly due to high winds and low humidity. While it is possible that a fire driven by onshore wind (i.e., from the west) could require evacuation of the Project, such an event would be highly unusual. This scenario was modeled (refer to Fire Protection Plan prepared by Dudek 12/2021) and indicates that depending on the ignition start location, there is substantial time to move people off the Site (defined below), if considered necessary. Moreover, due to the reduced fire behavior during normal weather periods, the evacuation would not be expected to be a mass-evacuation of large areas, and most of the Project

[1] This memorandum was prepared with technical fire behavior input from Dudek's fire protection planning team.

[2] Refer to Section 4.1 of the Beaumont Pointe Specific Plan County of Riverside Fire Protection Plan (FPP) for the emergency response and service analysis.

area population would be anticipated to remain at their locations and within their communities, with a more targeted evacuation declaration.

For the reasons given above, the evacuation analysis set forth below evaluates evacuation scenarios that assume a Santa Ana-wind driven fire from the north and/or east. This fire condition is the one most likely to require a mass evacuation, and the one that creates the most risk to human life.

Project Description

The Beaumont Pointe project (Project) is located in unincorporated Riverside County, west of Jack Rabbit Trail and south of SR-60, and within the sphere of influence of City of Beaumont, CA. The Proposed Project plans to develop an existing 539.9-acre vacant parcel (Site) with five (5) warehouse buildings, a 125-room hotel, 246,000 square feet of general commercial ("retail"). **Figure 1** displays the Site location. The Proposed Project will also construct an emergency exit route, adjacent to the existing Jack Rabbit Trail, connecting to the Jack Rabbit Trail/SR-60 interchange. This route is for emergency exit only and would not permit entry to the Site from SR-60. The route would be gated within the Site boundary and would be posted with warning signage regarding its use only during emergencies. The gate would be fitted with RCFD approved means of remote opening including hard-wired remote opening by on-site personnel, physical opening by on-site personnel and cell-based remote opening via RCFD or a 24/7 security company under a long-term agreement.

An evacuation analysis was performed for the Project to determine how long it would take for employees and patrons of the Beaumont Pointe Project to evacuate to nearby urban areas in case of a fire emergency. Traffic evacuating from the Project and nearby developments are anticipated to use both Jack Rabbit Trail/SR-60 and West 4th Street. SR-60 is identified in the City of Beaumont Safety Element as an emergency evacuation route. The Safety Element also identified the future Westward Avenue as an evacuation route. Since Westward Avenue is not yet constructed, West 4th Street, a similar and parallel roadway will serve as an emergency evacuation route for the Project and the surrounding land uses. Once built, Westward Avenue can provide additional evacuation capacity, reducing the surrounding area's evacuation time, including the Project. A total of 12 evacuation scenarios were analyzed:

- Scenario 1 – Full Project with all Evacuation Routes Available: This scenario assumes that all of the parking spaces provided by the Project are occupied and that this is the number of vehicles to be evacuated. Additionally, this scenario assumes vehicles would utilize SR-60 and West 4th Street as evacuation routes.
- Scenario 2 – Full Project with SR-60 Only: This scenario is identical to Scenario 1 with only one exception; SR-60 is assumed to be the only evacuation route available.
- Scenario 3 – Full Project with West 4th Street Only: This scenario is identical to Scenario 1 with only one exception; West 4th Street is assumed to be the only evacuation route available.
- Scenario 4 –ITE Weekday Parking Generation Rates with all Evacuation Routes Available: This scenario calculates the parking demand for the Project utilizing the parking generation rates found in the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition*[3], and assumes that these are the trips to be evacuated. The ITE Parking Generation Rates reflect the average demand anticipated for the proposed Project. Similar to Scenario 1, this scenario also assumes vehicles would utilize SR-60 and West 4th Street as evacuation routes. The ITE Parking Generation Manual is the nationally accepted standard for determining average parking demand. The average parking demand usually reflects the period with the

[3] https://www.ite.org/technical-resources/topics/trip-and-parking-generation/

highest parking demand (i.e. noon for a warehouse) as opposed to the period with the highest commuter traffic (i.e. morning or evening peak). ITE parking ratio worksheets are provided in Attachment 1.

- Scenario 5 –ITE Weekday Parking Generation Rates with SR-60 Only: This scenario is identical to Scenario 4 with only one exception; SR-60 is assumed to be the only evacuation route available.
- Scenario 6 - ITE Weekday Parking Generation Rates with West 4th Street Only: This scenario is identical to Scenario 4 with only one exception; West 4th Street is assumed to be the only evacuation route available.
- Scenario 7 – Weekend with all Evacuation Routes Available: This scenario assumes evacuation during an average weekend day. Since the retail component generates more weekend trips (parking demand), this scenario assumed full occupancy of the retail component. Since the ITE Parking Generation Manual does not have a weekend parking rate for the industrial component, the parking demand was derived from the trip rates for General Light Industrial land uses found in the ITE Trip Generation Manual. The ITE Trip Generation Manual indicates that the weekday trip generation for General Light Industrial land uses is 4.87 trips per 1,000 square feet, while the weekend trip generation rate is 0.69 trips per 1,000 square feet. Comparing weekday and weekend trip generation rates for this land use shows that the weekend trip generation rate represents 14.2% of the weekday trip generation rate. Therefore, for a conservative analysis, it is assumed that 20% of the parking spaces in the industrial area are occupied. Additionally, this scenario assumes vehicles would utilize SR-60 and West 4th Street as evacuation routes.
- Scenario 8 – Weekend with SR-60 Only: This scenario is identical to Scenario 7 with only one exception; SR-60 is assumed to be the only evacuation route available.
- Scenario 9 – Weekend with West 4th Street Only: This scenario is identical to Scenario 7 with only one exception; West 4th Street is assumed to be the only evacuation route available.
- Scenario 10 – Hidden Canyon Industrial Park with all Evacuation Routes Available - This scenario determines the anticipated evacuation time for the Hidden Canyon Industrial Park, which is currently under construction. Based on a preliminary site plan, the Hidden Canyon Industrial Park is anticipated to provide a combined total of 808 standard parking spaces and 848 trailer parking spaces.
- Scenario 11 - Hidden Canyon Industrial Park with SR-60 Only: This scenario is identical to Scenario 10 with only one exception; SR-60 is assumed to be the only evacuation route available.
- Scenario 12 –Hidden Canyon Industrial Park with West 4th Street Only: This scenario is identical to Scenario 10 with only one exception; West 4th Street is assumed to be the only evacuation route available.
- Scenario 13 – Full Project with Hidden Canyon Industrial Park with all Evacuation Routes Available - This scenario is the same as Scenario 10, with the additional traffic from the proposed Project.
- Scenario 14 - Full Project with Hidden Canyon Industrial Park with SR-60 Only: This scenario is identical to Scenario 13 with only one exception; SR-60 is assumed to be the only evacuation route available.

- Scenario 15 – Full Project with Hidden Canyon Industrial Park with West 4th Street Only: This scenario is identical to Scenario 13 with only one exception; West 4th Street is assumed to be the only evacuation route available.
- Scenario 16 – Hidden Canyon Industrial Park & Olive Wood with all Evacuation Routes Available: This scenario assumes the evacuation of the Hidden Canyon Industrial Park and the Olive Wood development via both SR-60 and West 4th Street. Olive Wood would evacuate via West 4th Street Only.
- Scenario 17 – Full Project with Hidden Canyon Industrial Park & Olive Wood with all Evacuation Routes Available: This scenario is similar to Scenario 16 with the addition of the Project.

Scenarios 1 through 9 evaluate the full project evacuation times under various conditions and assumptions. Scenarios 10 through 17 evaluate the project's effect on the surrounding land uses' evacuation time.

For a reasonable analysis, these scenarios assumed that two percent (2%) of the evacuating vehicles are heavy vehicles (trucks with trailers). Two percent is the nationally acceptable ratio of heavy vehicles to all vehicles. The heavy vehicle percentage was validated against the passenger and heavy vehicles number of the Amazon Beaumont fulfillment center, located at 1010 West 4th Street. Validation using aerial images shows that the heavy vehicle percentage (number of tractors aka the powered portion of the truck which contains the engine and the driver) is 1.63 percent (1.63%) of the total vehicles on site. Thus, the two percent (2%) utilized in this analysis is a conservative estimate. The validation also found that the tractors typically parked in standard parking spaces or designated tractor parking spaces, but not in trailer parking spaces. Thus, this analysis assumed that the total number of evacuating vehicles, already includes the two percent (2%) heavy vehicles. Heavy vehicle validation results are provided in Attachment 1.

Table 1 displays the number of vehicles evacuating under each scenario.

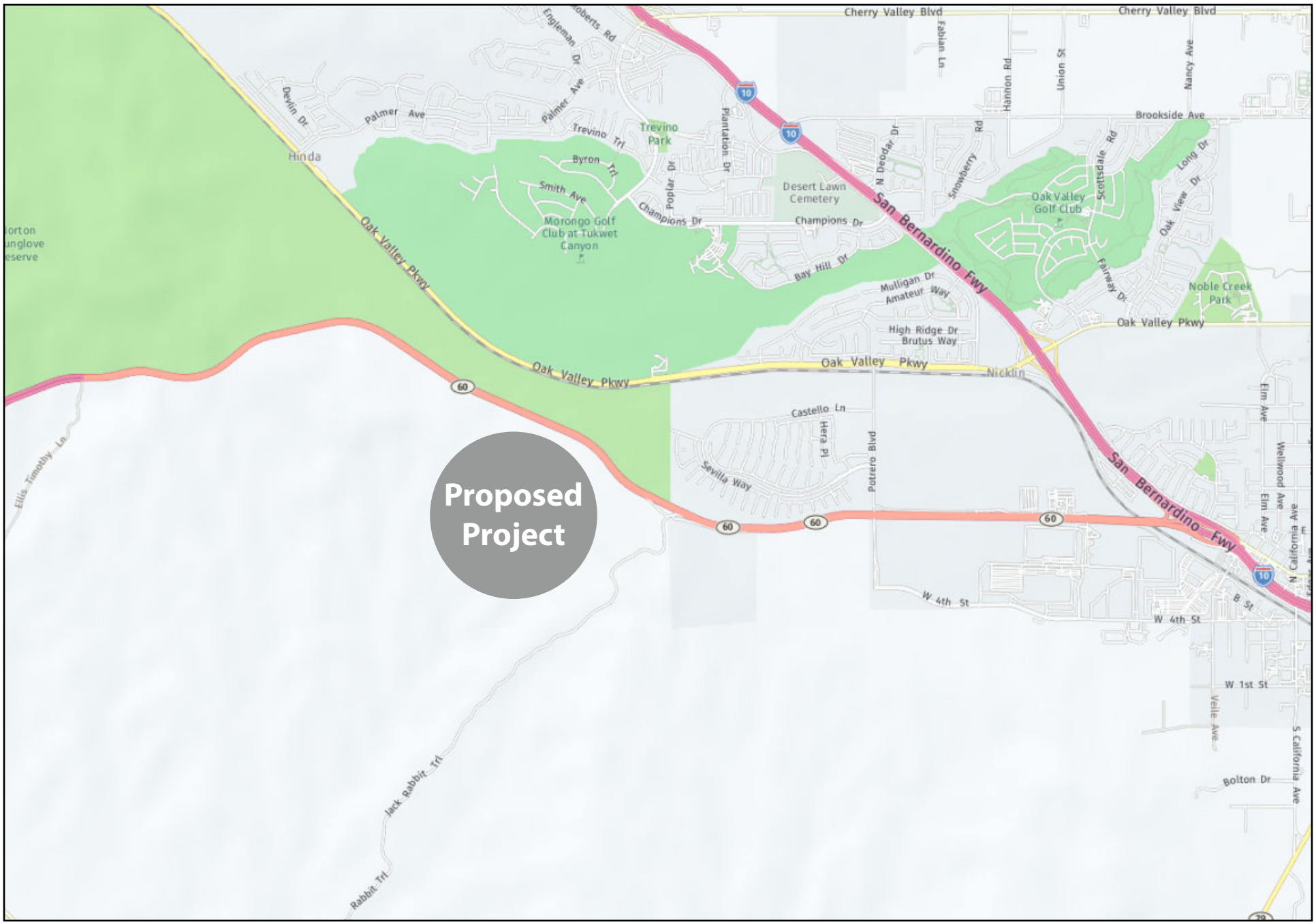
Table 1 – Evacuating Vehicles

Scenario	Parking Demand Rate	Number of Evacuating Vehicles
Scenario 1 – Full Project with all Evacuation Routes	Full Occupancy	4,866
Scenario 2 – Full Project with SR-60 Only		
Scenario 3 – Full Project with West 4th Street Only		
Scenario 4 – ITE Weekday Parking Generation Rates with all Evacuation Routes	ITE Weekday Parking Demand	3,046
Scenario 5 – ITE Weekday Parking Generation Rates with SR-60 Only		
Scenario 6 – ITE Weekday Parking Generation Rates with West 4th Street Only		
Scenario 7 – Weekend with all Evacuation Routes	Full retail occupancy & 20% Industrial	2,474
Scenario 8 – Weekend with SR-60 Only		
Scenario 9 – Weekend with West 4th Street Only		
Scenario 10 – Hidden Canyon Industrial Park with all Evacuation Routes Available	Hidden Canyon Industrial Park	808
Scenario 11 –Hidden Canyon Industrial Park with SR-60 Only		
Scenario 12 –Hidden Canyon Industrial Park with West 4th Street Only		
Scenario 13 – Full Project with Hidden Canyon Industrial Park with all Evacuation Routes Available	Hidden Canyon Industrial Park & Full Occupancy	5,674
Scenario 14 – Full Project with Hidden Canyon Industrial Park with SR-60 Only		
Scenario 15 – Full Project with Hidden Canyon Industrial Park with West 4th Street Only		
Scenario 16 - Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available	Hidden Canyon Industrial Park, Olive Wood	2,680
Scenario 17 – Full Project with Hidden Canyon Industrial Park with all Evacuation Routes Available	Hidden Canyon Industrial Park, Olive Wood, & Full Occupancy	7,546

Parking demand rate and calculations are provided in Attachment 1.

Analysis Methodology

Evacuation Time was calculated using the traffic simulation software Vissim. Vissim is a microscopic multi-modal traffic flow software utilized to simulate different traffic conditions. In the simulations, each vehicle in the traffic system is individually tracked through the model, and comprehensive measures of effectiveness, such as average vehicle speed and queueing, are collected on every vehicle during each 0.1-second of the simulation. A total of 20 simulation iterations were conducted in order to yield a reasonable sample size to determine the evacuation roadway capacities for the study area. It is assumed that evacuees are considered to reach a safe area once they enter the mainstream flow along SR-60 or West 4th Street, depending on the scenario. Detailed evacuation analysis information is provided in **Attachment 2**.



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Figure 1
Project Location

Evacuation Routes

The evacuation areas described above are anticipated to utilize the following facilities as evacuation routes:

Jack Rabbit Trail – Within the Project study area, Jack Rabbit Trail is a two-lane roadway, connecting the Site to SR-60. The Project will result in vacation of existing portions of Jack Rabbit Trail and construction of a series of new roadways that will link the Jack Rabbit Trail/SR-60 interchange to the existing Jack Rabbit Trail right-of-way south of the Site. Ingress to the Site from the Jack Rabbit Trail/SR-60 interchange will be precluded and egress from the Site to the interchange will be via an emergency only exit located approximately 100 ft west of the interchange. Jack Rabbit Trail is not part of the City of Beaumont General Plan Circulation Element.

State Route 60 (SR-60) – Within the Project study area, SR-60 is a four-lane roadway with a k-rail median and a posted speed limit of 55 miles per hour (MPH). SR-60 provides a connection to Moreno Valley to the west and to Interstate 10 to the east. SR-60 is identified as an emergency evacuation route in the City of Beaumont Safety Element.

West 4th Street– Within the Project study area, West 4th Street is a two-lane roadway with a two-way left-turn lane and no posted speed limit. Sidewalks are present on both sides of the roadway, approximately 1,500 feet west of Potrero Blvd. It is constructed as a two-lane Industrial Collector, west of Potrero Boulevard, and as a 4-lane Major Roadway, between Potrero Boulevard and Veile Avenue. It is assumed that evacuating vehicles would use both the southbound travel lane and the center turn lane during an evacuation. The Safety Element identifies the future Westward Avenue as an emergency evacuation route. However, since that route is not yet constructed, West 4th Street, a similar parallel roadway will serves as a secondary evacuation route for the Project and the surround land uses. Once built, Westward Avenue can provide additional evacuation capacity, reducing the surrounding area's evacuation time, including the Project.

Figure 2 displays the evacuation route as well as the location of the emergency exit gate.

Evacuation Analysis & Results

Based on the analysis methodology described above, the time to evacuate each area under the different scenarios was calculated via traffic simulations. **Table 2** displays the calculated evacuation roadway capacity and the time it would take to evacuate under Scenarios 1 through 12.

Table 2 – Evacuation Time Summary – All Scenarios

Scenario	Total Evacuation Vehicles	Project Only Evacuation Time	Surrounding Land Uses
Scenario 1 – Full Project with all Evacuation Routes	4,866	1 hour 50 minutes	-
Scenario 2 – Full Project with SR-60 Only		2 hours 7 minutes	-
Scenario 3 – Full Project with West 4th Street Only		2 hours 37 minutes	-
Scenario 4 – ITE Weekday Parking Generation Rates with all Evacuation Routes	3,022	1 hour 1 minute	-
Scenario 5 – ITE Weekday Parking Generation Rates with SR-60 Only		1 hour 25 minutes	-

Table 2 – Evacuation Time Summary – All Scenarios

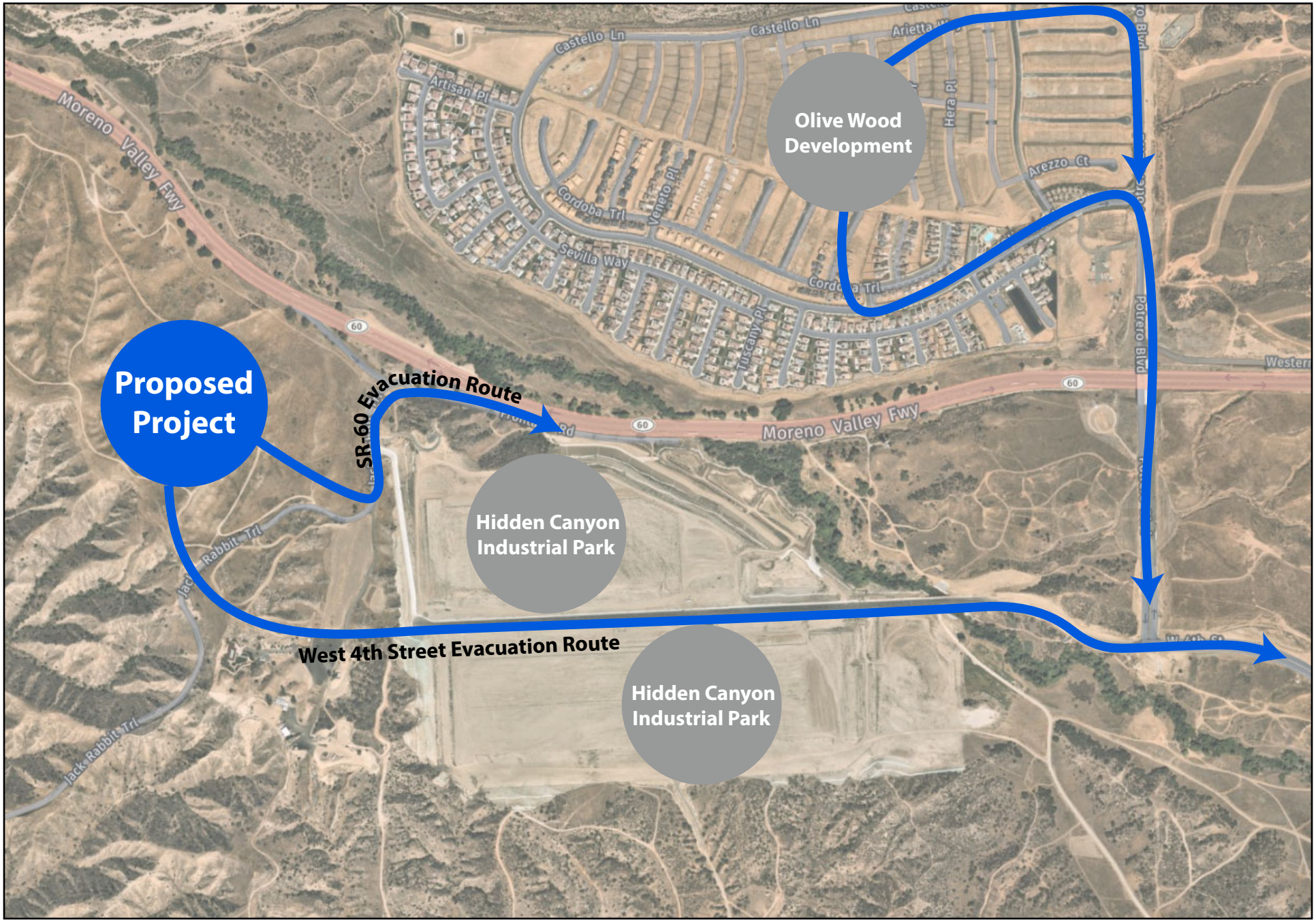
Scenario	Total Evacuation Vehicles	Project Only Evacuation Time	Surrounding Land Uses
Scenario 6 – ITE Weekday Parking Generation Rates with West 4th Street Only		1 hour 46 minutes	-
Scenario 7 – Weekend with all Evacuation Routes	2,474	55 minutes	-
Scenario 8 – Weekend with SR-60 Only		1 hour 33 minutes	-
Scenario 9 – Weekend with West 4th Street Only		1 hour 39 minutes	-
Scenario 10 – Hidden Canyon Industrial Park with all Evacuation Routes Available	808	-	27 minutes
Scenario 11 –Hidden Canyon Industrial Park with SR-60 Only		-	33 minutes
Scenario 12 –Hidden Canyon Industrial Park with West 4th Street Only		-	31 minutes
Scenario 13 – Full Project with Hidden Canyon Industrial Park with all Evacuation Routes Available	5,674	2 hours 1 minute	43 minutes
Scenario 14 – Full Project with Hidden Canyon Industrial Park with SR-60 Only		3 hours 36 minutes	59 minutes
Scenario 15 – Full Project with Hidden Canyon Industrial Park with West 4th Street Only		3 hours 32 minutes	43 minutes
Scenario 16 - Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available	2,680	-	35 minutes
Scenario 17 – Full Project with Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available	7,546	2 hours and 4 minutes	51 minutes

As shown in Table 2, it would take 1 hour and 50 minutes to evacuate the Proposed Project with two evacuation points (Scenario 1), 2 hours and 7 minutes to evacuate via SR-60 Only (Scenario 2), and 2 hours and 37 minutes to evacuate via West 4th Street Only (Scenario 3). The increase in evacuation time under Scenario 3 is due to the congestion that occurs at the intersection of Jack Rabbit Trail & West 4th Street as vehicles yield to each other during the evacuation. However, these scenarios are highly unrealistic as they assume that all parking spaces are fully occupied.

Under the ITE Weekday Parking Generation Rates scenarios (Scenario 4 through 6), it would take 1 hour and 1 minute to evacuate the Proposed Project with two evacuation points (Scenario 4), 1 hour and 25 minutes to evacuate via SR-60 Only (Scenario 5) and 1 hour 46 minutes to evacuate via West 4th Street Only (Scenario 6). These scenarios reflect a more realistic evacuation time for the Site on a weekday since it is unlikely that all industrial and retail parking spaces would be fully occupied.

During the weekend, it would take 55 minutes to evacuate the proposed Project with two evacuation points (Scenario 7), 1 hour and 33 minutes to evacuate via SR-60 Only (Scenario 8), and 1 hour 39 minutes to evacuate via West 4th Street Only (Scenario 9).

Under the cumulative condition, in which both the proposed Project and Hidden Canyon Industrial Park need to be evacuated concurrently, it would take 2 hours and 1 minute to evacuate the proposed Project and 43 minutes to evacuate Hidden Canyon Industrial Park with two evacuation points (Scenario 13), an increase of 16 minutes for the Hidden Canyon Industrial Park site (when compared to the Hidden Canyon Industrial Park only under Scenario 10). Under the SR-60 Only scenarios, it would take 3 hours and 36 minutes to evacuate the proposed Project and 59 minutes to evacuate Hidden Canyon Industrial Park via SR-60 Only (Scenario 14), an increase of 26 minutes (when compared to the Hidden Canyon Industrial Park only under Scenario 11). Under the West 4th Street only scenarios, it would take 3 hours 32 minutes to evacuate the proposed Project and 43 minutes to evacuate the Hidden Canyon Industrial Park using West 4th Street Only (Scenario 15) an increase of 26 minutes (when compared to the Hidden Canyon Industrial Park only under Scenario 12). It would take 2 hours and 4 minutes to evacuate the proposed Project and 51 minutes to evacuate both Hidden Canyon Industrial Park and Olive Wood development (Scenario 17), an increase of 16 minutes (when compared to the Hidden Canyon Industrial Park only under Scenario 16). However, these scenarios are highly unrealistic as they assumed that all parking spaces are fully occupied at both the proposed Project site and the Hidden Canyon Industrial Park site. Additionally, under all scenarios, the vast majority of the increase in evacuation time is associated with the proposed Project, and not the surrounding land uses, as the proposed Project is located on the furthest end of the study area, and vehicles from the surrounding land uses would reach the transportation network before vehicles from the proposed Project.



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C+R

Figure 2
Evacuation Routes

Conclusion

It is the experience of the preparer of this evacuation analysis that evacuations are fluid events and evacuation timeframes may vary widely, depending on a variety of factors including the number of vehicles evacuating, the road capacity to move those vehicles, employee or patrons' awareness and preparedness, evacuation messaging and direction, and on-site law enforcement control. Because there are no standards for determining whether an evacuation timeframe is appropriate, deferring to actual evacuation results and similar project analysis is a typical approach. In the case of historical wildfire evacuations in Riverside County, there are several notable examples that indicate the extremely high success rate for evacuating large numbers of people and doing so in a managed and strategic way through the available technological innovations available to emergency managers. While large-scale evacuations may take several hours or more and require moving people long distances to designated areas, the success rate in Riverside County is nearly 100% safe evacuations. The examples of Southern California evacuations that included loss of life have been documented to be the result of residents who did not leave when they were directed to and then attempted a late evacuation with travel through long distances of exposed travel ways when the wildfire was overtaking the area. These examples occurred in fire environments that were more aggressive and included less maintenance then would occur at the Project area. Because the Site would be highly ignition resistant in terms of its buildings and landscape/hardscape, it is anticipated that an additional option available to emergency managers in some wildfire an other emergency scenarios will be directing people to temporarily remain on site and seek refuge within the ignition resistant buildings or other safe areas on the Site.

During a Project evacuation, it is likely law enforcement would shut down traffic along the 60 freeway to prevent people from entering an active wildfire area, diverting traffic away from the evacuation area, as well as to keep it open to evacuees who may be in harm's way during mass evacuation scenarios, such as those documented in this memorandum. Evacuees from the Project would need to travel a short distance along SR-60 or West 4th Street to reach more urban landscapes and the travel way is hardened (low fuel loading, converted landscapes, developed ignition resistant buildings and hardscape on both sides) and exposure during an evacuation would be limited. While large-scale evacuations may take several hours or more and require moving people long distances to designated areas, the success rate in Southern California is nearly 100% safe evacuations when people left when they were warned to leave. Comparing similar project analysis indicates that it is not uncommon to increase evacuation times when new communities are built and the increase in time can be 45 minutes or more based on lack of road capacity to absorb and facilitate movement of the additional vehicles. There may be scenarios where law enforcement still allows traffic into the area, such as non-mass evacuation scenarios where selective evacuation is ordered. These selective evacuation scenarios may occur during peak or non-peak traffic hours. However, under the selective evacuation scenarios, the number of evacuating vehicles would be significantly less than those analyzed in this technical memorandum, and the total evacuation time, even with peak traffic conditions would not be more than those discuss in this technical memorandum.

Currently, there are no populations relying on the same evacuation routes. However, future development (Hidden Canyon) could use this route for evacuation during some wildfire scenarios. In the scenario where Hidden Canyon evacuates simultaneously as the Project, under a worst-case condition, evacuation times vary between just over two hours and up to 3 hours and 36 minutes. These scenarios (full parking occupancy of the Project' site) will require additional emergency management pre-planning and "in the field" determinations of when evacuations are needed and how they are phased to maximize efficiency. However, as shown above, the current evacuation time for the surrounding communities ranges from 27 minutes to 35 minutes, adding the maximum number of vehicles from the Project's site only increase the evacuation time between 16 minutes and 26 minutes; ; and if that is considered too long to evacuate safely by police and fire personnel, then project site employees and visitors can be ordered not to evacuate and to shelter in place in the specific locations that

were constructed to allow for safe sheltering in place. A shelter in place plan will be prepared and provided to all on-site personnel outlining the actions to take if a shelter in place notification is provided by emergency management sources. The project buildings will be constructed of concrete which is non-combustible and highly resistant to heat. Because of the concrete/ignition resistant construction, fuel modification zone setbacks and the type of lower fire intensity vegetative fuels in the vicinity of the site, sheltering in place is considered to be a safe option if a fast-moving wildfire precludes complete evacuation of the project site.[4] The City of Beaumont has adopted the Emergency Operations Plan and Standardized Emergency Management System (SEMS) / National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. Emergency responders will utilize this plan to determine whether the Project's visitors and employees should shelter in place or evacuate under an emergency scenario.

However, given the Project's ignition resistance and the required ignition resistance for any new development in the area, it would be possible to halt an evacuation at any point where it was determined to be safer to temporarily shelter people on the fire-hardened sites. It is appropriate to determine whether the project's modeled evacuation times are adequate when compared to various fire spread scenarios, as we provide below, and whether there are feasible options if an evacuation is considered less safe than remaining on-site. This information may be useful for emergency managers for pre-planning scenarios. Under all evacuation scenarios, the in-bound lanes were kept open to provide access for first responders, law enforcement, and for unanticipated events such as vehicles broken down during the evacuation process.

Per Attachments 3 through 10, the following fire spread modeling results were indicated.

Attachments 3 and 4. Ignition to the east under an east wind condition. The fire would be encroaching into the Project's outer fuel modification zone (FMZ) within 30 minutes and burning adjacent to the West 4th Street egress route within 30 to 60 minutes. The fire burns toward the Jack Rabbit Trail egress route within 90 to 120 minutes. When compared to the evacuation modeling timeframes, the wildfire could impact the West 4th street egress route at some point early on during the evacuation, but the northerly Jack Rabbit Trail route would remain viable. Options are important during evacuations and this scenario provides emergency managers with two travel routes and an on-site temporary sheltering option to direct people to safety. Under this scenario, the worst case, low probability scenario requires just over two hours to evacuate. A more likely scenario (project weekday with ITE Generation Rates or weekend, in each case using only SR-60) requires between 86 and 93 minutes. This timing would accommodate evacuation of the Site, but if there is also traffic from the adjacent project, there may be a need to temporarily shelter some of the population on-site, although the exposure along Jack Rabbit Trail to SR-60 is minimal given the developed nature of that corridor and it is likely that evacuations can continue to occur until all persons are off the Site and the neighboring project.

Attachments 5 and 6. Ignition to the northeast under a northeast wind condition. Within 30 minutes, the fire has burned to the SR-60 and spots across the SR-60, burning into the Project's FMZ buffers. The developed nature of the corridor along Jack Rabbit Trail to SR-60 on-ramp provides for limited fire spread and projected safe passage during an evacuation. However, given this scenario, it may be more likely that evacuation is directed out West 4th Street to provide a greater buffer between evacuating vehicles and the active fire area. Under this scenario, the worst case, low probability scenario requires just over two hours to evacuate. A more likely scenario (project weekday with ITE Generation Rates or weekend, in each case using only West 4th Street) requires between 99 and 106 minutes. This

[4] See Section 2.4.4 of the FPP for additional detail regarding shelter in place.

evacuation time for the cumulative condition (Scenario 14), an unlikely scenario, is over 3 hours, but is not considered to present a significant conflict with the wildfire scenario presented in Attachments 3 and 4 as the fire is not projected to threaten the West 4th Street egress route because of the highly developed and converted landscape that provides a hardened corridor out of the area. In addition, there is the ability to temporarily shelter people on site(s) while the fire burns quickly through the limited vegetation that would be available to it in the area.

Attachments 7 and 8. Ignition on west side of Jack Rabbit Trail at SR-60 on- and off-ramps under a northeast wind condition. This scenario includes an ignition very close to the Site. The fire quickly bumps against and into the Project's FMZ buffers and burns along the Project frontage in available fuels. The Site is largely devoid of available fuels so would not be anticipated to facilitate fire spread. The model does not continue long enough to determine the full extent of the spread to the west of the Site, but at that point would not be affecting an evacuation. Because the ignition is so close to the Project, there is little available time, but the Jack Rabbit Trail/SR-60 Interchange and West 4th Street egress routes remain open and result in successful evacuation from the Project area.

Attachments 9 and 10. Ignition off of Gilman Springs Road to the south of the Project under a wind from the south/southwest. The fire requires up to 480 minutes to arrive at the Projects FMZ buffer. This is an extended period of time that enables evacuation of the Site with several hours buffer time.

Based on the results of this comparison, evacuation of the Site is possible in all modeled scenarios. Certain scenarios noted above are projected to potentially use alternative actions, like focusing all evacuating vehicles to one of the two available routes and in one example, considering the possibility of a delayed evacuation where parts of the population could be directed to remain on-site until the fire burns out in the sparse fuels around the evacuation route, and then evacuated through one or both evacuation corridors. However, the Project is considered to be well-suited for evacuations given the two separate evacuation routes and the alternative option of temporarily seeking refuge on-site in the wide, converted landscapes that would not readily facilitate wildfire spread.

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Scenario 1 - 3 (Fully occupied)		
Land Use	**Quantity (SF/Units)**	**Demand**
Industrial - Warehouse	4,995,000	3,191
Hotel	125 Rooms	200
Indoor Retail	223,000	1135
Restaurant (Quality)	15,000	340
		4,866

Scenario 4 - 6 (ITE Average Parking Demand)		
Land Use	**ITE Rate**	**Demand**
Industrial - Warehouse	0.39 / 1,000 sq.ft.	1948
Hotel	0.83 / Room	104
Indoor Retail		
Restaurant (Quality)	43.77/Acres (Waterslide Park Rate)	994
	-	**3046**

Scenario 7 - 10 (ITE Average Parking Demand)		
Land Use	**ITE Rate**	**Demand**
Industrial - Warehouse	No Weekend Rate available. Assumed site is 25% occupied	799
Hotel	1.18 / Room	200
Indoor Retail	78.58 / Acres (Waterslide Park Rate)	1135
Restaurant (Quality)	17 / 1,000 sq.ft.	340
	-	**2474**

Hidden Canyon Industrial Park	
Land Use	**Quantity (SF/Units)**
Trailer - Building 1	423
Car - Building 1	314
Trailer - Building 2	425
Car - Building 2	494

Scenario 10 - 15 (Full Project with Hidden Canyon Industrial Park with all Evacuation Routes Available)		
Land Use	**ITE Rate**	**Demand**
Industrial - Warehouse	No Weekend Rate available. Assumed site is 25% occupied	3,191
Hotel	1.18 / Room	200
Indoor Retail	78.58 / Acres (Waterslide Park Rate)	1,135
Restaurant (Quality)	17 / 1,000 sq.ft.	340
Hidden Canyon Industrial Park (Vehicle)		808
Total		**5,674**

Scenario 16 (Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available)		
Land Use	**ITE Rate**	**Demand**
Olive Wood (Residential)	979 household @ 1.91 vehicles per household (Source: US Census)	1,872
Hidden Canyon Industrial Park (Vehicle)		808
Total		**2,680**

Scenario 17 (Full Project with Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available)		
Land Use	**ITE Rate**	**Demand**
Industrial - Warehouse	No Weekend Rate available. Assumed site is 25% occupied	3,191
Hotel	1.18 / Room	200
Indoor Retail	78.58 / Acres (Waterslide Park Rate)	1,135
Restaurant (Quality)	17 / 1,000 sq.ft.	340
Olive Wood (Residential)	979 household @ 1.91 vehicles per household (Source: US Census)	1,872
Hidden Canyon Industrial Park (Vehicle)		808
Total		**7,546**

Geographic Area Name	**Owner – vehicles per household**							**Renter – vehicles per household**					
	HH Total	0 Veh	1 veh	2 veh	3 veh	4 veh	5 veh	0 Veh	1 veh	2 veh	3 veh	4 veh	5 veh
Block Group 1, Census Tract 438.10	448	0	180	116	40	0	8	0	54	32	18	0	0
Block Group 2, Census Tract 438.10	491	24	138	128	82	30	0	0	28	61	0	0	0
Block Group 3, Census Tract 438.10	764	0	222	213	200	71	22	0	31	0	0	5	0
Block Group 1, Census Tract 438.23	715	0	11	327	211	42	29	0	63	32	0	0	0
Block Group 3, Census Tract 438.23	745	12	0	252	353	119	0	0	9	0	0	0	0
Block Group 1, Census Tract 438.24	405	7	47	36	85	44	52	31	96	7	0	0	0
Block Group 2, Census Tract 438.24	513	19	237	201	51	0	0	0	0	5	0	0	0
Block Group 4, Census Tract 438.24	486	28	132	174	33	21	10	0	24	33	31	0	0
Total Household (HH) by vehicles ownership		**90**	**968**	**1,449**	**1,058**	**331**	**126**	**31**	**306**	**172**	**52**	**9**	**5**
Total Vehicles		**9,861**											
Total Household		**5,157**											
Average Veh / HH		**1.91**											

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.6	7693	6769.4	1:52:49
2	922.3	7413.7	6491.4	1:48:11
3	925.1	7527.9	6602.8	1:50:03
4	923.9	7658.1	6734.2	1:52:14
5	922.1	7475	6552.9	1:49:13
6	923.7	7570	6646.3	1:50:46
7	923.1	7472.5	6549.4	1:49:09
8	922.7	7277.1	6354.4	1:45:54
9	924.9	7554.2	6629.3	1:50:29
10	924.1	7649.2	6725.1	1:52:05
11	922.1	7815.9	6893.8	1:54:54
12	925.1	7645.1	6720	1:52:00
13	923.7	7382.7	6459	1:47:39
14	923.9	7568.5	6644.6	1:50:45
15	924.1	7525.6	6601.5	1:50:01
16	923.6	7181.3	6257.7	1:44:18
17	922.9	7345.4	6422.5	1:47:02
18	924.5	7623.9	6699.4	1:51:39
19	924	7751.8	6827.8	1:53:48
20	922.7	7648.7	6726	1:52:06
		Average (Seconds)	6615.375	
		Time	1:50:15	

Scenario 2 – Full Project with SR-60 Only

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.6	8425.1	7501.5	2:05:01
2	923.6	8425.1	7501.5	2:05:01
3	922.3	8509.6	7587.3	2:06:27
4	925.1	8580.6	7655.5	2:07:36
5	923.9	9119.8	8195.9	2:16:36
6	922.1	8374.9	7452.8	2:04:13
7	923.7	8957.2	8033.5	2:13:54
8	923.1	8481.6	7558.5	2:05:59
9	922.7	8419.9	7497.2	2:04:57
10	924.9	8953.1	8028.2	2:13:48
11	924.1	8556.8	7632.7	2:07:13
12	922.1	8595.7	7673.6	2:07:54
13	925.1	8641.7	7716.6	2:08:37
14	923.7	8526.4	7602.7	2:06:43
15	923.9	8386.2	7462.3	2:04:22
16	924.1	8644.8	7720.7	2:08:41
17	923.6	8469.7	7546.1	2:05:46
18	922.9	8515	7592.1	2:06:32
19	924.5	8409.3	7484.8	2:04:45
20	924	8454.5	7530.5	2:05:31
		Average (Seconds)	7648.7	
		Time	2:07:29	

Scenario 3 – Full Project with West 4th Street Only

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	1158.6	10675.9	9517.3	2:38:37
2	1158.6	10675.9	9517.3	2:38:37
3	1147.7	10610.8	9463.1	2:37:43
4	1164.5	10220.8	9056.3	2:30:56
5	1158.7	10709.8	9551.1	2:39:11
6	1147.5	10669.9	9522.4	2:38:42
7	1143.7	10538	9394.3	2:36:34
8	1142.3	10454.3	9312	2:35:12
9	1143.2	10274.6	9131.4	2:32:11
10	1146.5	10746	9599.5	2:39:59
11	1149.1	10618.8	9469.7	2:37:50
12	1147.3	10798.6	9651.3	2:40:51
13	1161	10779.4	9618.4	2:40:18
14	1141.1	10276.1	9135	2:32:15
15	1148.7	10359.2	9210.5	2:33:31
16	1165.9	10610.1	9444.2	2:37:24
17	1165.5	10652.6	9487.1	2:38:07
18	1144	10457.3	9313.3	2:35:13
19	1145.5	10428.8	9283.3	2:34:43
20	1144	10641.2	9497.2	2:38:17
		Average (Seconds)	9408.735	
		Time	2:36:49	

Scenario 4 – ITE Weekday Parking Generation Rates with all Evacuation Routes

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.6	4594.8	3671.2	1:01:11
2	922.3	4545	3622.7	1:00:23
3	925.1	4510.8	3585.7	0:59:46
4	923.9	4618.5	3694.6	1:01:35
5	922.1	4564.2	3642.1	1:00:42
6	924.8	4571.7	3646.9	1:00:47
7	923.6	4678.6	3755	1:02:35
8	922.7	4497.2	3574.5	0:59:35
9	924.9	4630.9	3706	1:01:46
10	924.1	4521.1	3597	0:59:57
11	922.1	4602.9	3680.8	1:01:21
12	925.1	4551.5	3626.4	1:00:26
13	923.7	4361.8	3438.1	0:57:18
14	923.9	4449.7	3525.8	0:58:46
15	924.7	4666.2	3741.5	1:02:21
16	923.6	4705.9	3782.3	1:03:02
17	922.9	4577.9	3655	1:00:55
18	924.5	4385.4	3460.9	0:57:41
19	924	4567.6	3643.6	1:00:44
20	922.7	4529.2	3606.5	1:00:07
		Average (Seconds)	3632.83	
		Time	1:00:33	

Scenario 5 – ITE Weekday Parking Generation Rates with SR-60 Only

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	937.5	6650.9	5713.4	1:35:13
2	936.5	6459	5522.5	1:32:02
3	938	5437.3	4499.3	1:14:59
4	938.4	5614.7	4676.3	1:17:56
5	936.6	6591.1	5654.5	1:34:14
6	934.7	6443.5	5508.8	1:31:49
7	937.7	6637	5699.3	1:34:59
8	936.3	5498.7	4562.4	1:16:02
9	935.3	6483.2	5547.9	1:32:28
10	937.9	5508.8	4570.9	1:16:11
11	937.6	6627.7	5690.1	1:34:50
12	937.3	5668	4730.7	1:18:51
13	934.6	5181.2	4246.6	1:10:47
14	936.9	5289.2	4352.3	1:12:32
15	938.7	6484.5	5545.8	1:32:26
16	937.8	5606.6	4668.8	1:17:49
17	936.1	6461.5	5525.4	1:32:05
18	935.2	5525.8	4590.6	1:16:31
19	935	6582.6	5647.6	1:34:08
20	934.4	5607.2	4672.8	1:17:53
		Average (Seconds)	5081.3	
		Time	1:24:41	

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	964.6	7743.7	6779.1	1:52:59
2	962.5	7349.7	6387.2	1:46:27
3	965	7187.3	6222.3	1:43:42
4	965.6	7548.4	6582.8	1:49:43
5	962.7	7294.4	6331.7	1:45:32
6	959.6	7322.3	6362.7	1:46:03
7	963.6	7193.8	6230.2	1:43:50
8	962.1	7205.9	6243.8	1:44:04
9	960.4	7463.8	6503.4	1:48:23
10	965	7421.3	6456.3	1:47:36
11	963.3	7329.7	6366.4	1:46:06
12	963.8	7729.4	6765.6	1:52:46
13	959.3	7055.2	6095.9	1:41:36
14	962.9	7151.2	6188.3	1:43:08
15	966.5	7450.4	6483.9	1:48:04
16	964.7	7304.4	6339.7	1:45:40
17	962.1	7314	6351.9	1:45:52
18	960.2	7211.3	6251.1	1:44:11
19	960	7288.4	6328.4	1:45:28
20	959	7435.5	6476.5	1:47:56
		Average (Seconds)	6387.36	
		Time	1:46:27	

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.6	4200.7	3277.1	0:54:37
2	922.3	4159.5	3237.2	0:53:57
3	925.1	4223.3	3298.2	0:54:58
4	923.9	4299.4	3375.5	0:56:15
5	922.1	4213.8	3291.7	0:54:52
6	923.7	4175.3	3251.6	0:54:12
7	923.1	4201.7	3278.6	0:54:39
8	922.7	4166.4	3243.7	0:54:04
9	924.9	4277.5	3352.6	0:55:53
10	924.1	4243.4	3319.3	0:55:19
11	922.1	4322.7	3400.6	0:56:41
12	925.1	4313.7	3388.6	0:56:29
13	923.7	4124.8	3201.1	0:53:21
14	923.9	4058.1	3134.2	0:52:14
15	924.1	4196.3	3272.2	0:54:32
16	923.6	4320.1	3396.5	0:56:37
17	922.9	4165.4	3242.5	0:54:02
18	924.5	4159.8	3235.3	0:53:55
19	924	4157.6	3233.6	0:53:54
20	922.7	4226.4	3303.7	0:55:04
		Average (Seconds)	3286.69	
		Time	0:54:47	

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.6	6728.4	5804.8	1:36:45
2	922.3	6626.9	5704.6	1:35:05
3	925.1	6711.8	5786.7	1:36:27
4	923.9	6760	5836.1	1:37:16
5	922.1	5758.7	4836.6	1:20:37
6	923.7	6556.9	5633.2	1:33:53
7	923.1	6699	5775.9	1:36:16
8	922.7	6612.7	5690	1:34:50
9	924.9	6519.7	5594.8	1:33:15
10	924.1	6719.3	5795.2	1:36:35
11	922.1	6476.8	5554.7	1:32:35
12	925.1	6732.8	5807.7	1:36:48
13	923.7	6468.6	5544.9	1:32:25
14	923.9	6443.1	5519.2	1:31:59
15	924.1	6601.9	5677.8	1:34:38
16	923.6	6647.5	5723.9	1:35:24
17	922.9	5690.3	4767.4	1:19:27
18	924.5	6690.1	5765.6	1:36:06
19	924	6492.1	5568.1	1:32:48
20	922.7	5687.8	4765.1	1:19:25
		Average (Seconds)	5557.615	
		Time	1:32:38	

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	964.6	7110.6	6146	1:42:26
2	962.3	7011.7	6049.4	1:40:49
3	964.9	6969	6004.1	1:40:04
4	965.5	7184.1	6218.6	1:43:39
5	962.7	6939.5	5976.8	1:39:37
6	959.6	6901.4	5941.8	1:39:02
7	959.9	6970.6	6010.7	1:40:11
8	959.8	6565.4	5605.6	1:33:26
9	960.2	6878.3	5918.1	1:38:38
10	964.9	6967.7	6002.8	1:40:03
11	963.5	7134.3	6170.8	1:42:51
12	963.9	7164.8	6200.9	1:43:21
13	959.1	6852.3	5893.2	1:38:13
14	962.7	6777.6	5814.9	1:36:55
15	966.6	6627.9	5661.3	1:34:21
16	964.7	6924.4	5959.7	1:39:20
17	962	7036	6074	1:41:14
18	960.1	6835.5	5875.4	1:37:55
19	959.8	6875.4	5915.6	1:38:36
20	959	6921.9	5962.9	1:39:23
		Average (Seconds)	5970.13	
		Time	1:39:30	

Scenario 10 – Hidden Canyon Industrial Park with all Evacuation Routes Available

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	926.9	2684.8	1757.9	0:29:18
2	929	2700.9	1771.9	0:29:32
3	927.3	2590.5	1663.2	0:27:43
4	928.4	2599.3	1670.9	0:27:51
5	927.1	2564.1	1637	0:27:17
6	928.3	2664.8	1736.5	0:28:57
7	930.6	2641	1710.4	0:28:30
8	931.4	2543.6	1612.2	0:26:52
9	928.8	2519	1590.2	0:26:30
10	929.1	2457.5	1528.4	0:25:28
11	929.6	2530.9	1601.3	0:26:41
12	930.3	2568	1637.7	0:27:18
13	928.9	2618.7	1689.8	0:28:10
14	928.8	2582.1	1653.3	0:27:33
15	928.9	2433.1	1504.2	0:25:04
16	928.5	2544.6	1616.1	0:26:56
17	931.2	2581.3	1650.1	0:27:30
18	926.9	2588.4	1661.5	0:27:41
19	928.8	2660.6	1731.8	0:28:52
20	928	2559.6	1631.6	0:27:12
		Average (Seconds)	1652.8	
		Time	0:27	

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	970.7	2958	1987.3	0:33:07
2	980.3	3132	2151.7	0:35:52
3	969.6	2938.8	1969.2	0:32:49
4	974.9	2991	2016.1	0:33:36
5	977.9	3051.3	2073.4	0:34:33
6	973.5	2900.5	1927	0:32:07
7	977.3	2914.3	1937	0:32:17
8	974.3	2994.6	2020.3	0:33:40
9	979.1	2836.1	1857	0:30:57
10	968.9	2932	1963.1	0:32:43
11	974.7	3016.4	2041.7	0:34:02
12	970.1	2843.1	1873	0:31:13
13	971.7	3007.8	2036.1	0:33:56
14	976.9	2947	1970.1	0:32:50
15	973.8	2932.6	1958.8	0:32:39
16	977.3	2868.8	1891.5	0:31:31
17	981	2979.5	1998.5	0:33:18
18	974	3022.5	2048.5	0:34:08
19	972.9	2998.4	2025.5	0:33:45
20	974.2	2929.7	1955.5	0:32:35
		Average (Seconds)	1985.065	
		Time	0:33	

Scenario 12 –Hidden Canyon Industrial Park with West 4th Street Only

Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	926.9	2836.2	1909.3	0:31:49
2	929	2740.4	1811.4	0:30:11
3	927.3	2735.2	1807.9	0:30:08
4	928.4	2802.8	1874.4	0:31:14
5	927.1	2850.7	1923.6	0:32:04
6	928.3	2932.1	2003.8	0:33:24
7	930.6	2872.2	1941.6	0:32:22
8	931.4	2671.6	1740.2	0:29:00
9	928.8	2669.6	1740.8	0:29:01
10	929.1	2706.4	1777.3	0:29:37
11	929.6	2724.1	1794.5	0:29:55
12	930.3	2785.6	1855.3	0:30:55
13	928.9	2870.7	1941.8	0:32:22
14	928.8	2810.1	1881.3	0:31:21
15	928.9	2699.3	1770.4	0:29:30
16	928.5	2944.1	2015.6	0:33:36
17	931.2	2796.5	1865.3	0:31:05
18	926.9	2863.4	1936.5	0:32:16
19	928.8	2877.4	1948.6	0:32:29
20	928	2850.4	1922.4	0:32:02
		Average (Seconds)	1873.1	
		Time	0:31	

Scenario 13 – Full Project with Hidden Canyon Industrial Park with all Evacuation Routes Available

		Overall			Existing & Planned Land Uses			
Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.5	7928.5	7005	1:56:45	923.5	3709.9	2786.4	0:46:26
2	922.6	8240.3	7317.7	2:01:58	922.6	3211.5	2288.9	0:38:09
3	924.6	8207	7282.4	2:01:22	924.6	3633	2708.4	0:45:08
4	923.4	7980.6	7057.2	1:57:37	923.4	3294.5	2371.1	0:39:31
5	922.6	8126.6	7204	2:00:04	922.6	4027.6	3105	0:51:45
6	924.7	8444.5	7519.8	2:05:20	924.7	3602.9	2678.2	0:44:38
7	923.3	8026	7102.7	1:58:23	923.3	4523.4	3600.1	1:00:00
8	923.7	8411	7487.3	2:04:47	923.7	4296.9	3373.2	0:56:13
9	922.5	8131.8	7209.3	2:00:09	922.5	3960.8	3038.3	0:50:38
10	923.8	8303.9	7380.1	2:03:00	923.8	3122	2198.2	0:36:38
11	925.2	8438	7512.8	2:05:13	925.2	3346.4	2421.2	0:40:21
12	925.9	8504	7578.1	2:06:18	925.9	3339.2	2413.3	0:40:13
13	924.1	8355.7	7431.6	2:03:52	924.1	2667.2	1743.1	0:29:03
14	924.3	8293.8	7369.5	2:02:49	924.3	3665.5	2741.2	0:45:41
15	924.6	7930.4	7005.8	1:56:46	924.6	3342.4	2417.8	0:40:18
16	925.2	8291.8	7366.6	2:02:47	925.2	3571.5	2646.3	0:44:06
17	924.1	8053.9	7129.8	1:58:50	924.1	3971.2	3047.1	0:50:47
18	923.7	8424	7500.3	2:05:00	923.7	3132.8	2209.1	0:36:49
19	924.3	8180	7255.7	2:00:56	924.3	3022	2097.7	0:34:58
20	923.9	8400.6	7476.7	2:04:37	923.9	3616.7	2692.8	0:44:53
		Average (Seconds)	7309.62			Average (Seconds)	2628.87	
		Time	2:01			Time	0:43	

Scenario 14 – Full Project with Hidden Canyon Industrial Park with SR-60 Only

		Overall			Existing & Planned Land Uses			
Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	926	13495.4	12569.4	3:29:29	926	2702.9	1776.9	0:29:37
2	922.5	14290.2	13367.7	3:42:48	922.5	8465	7542.5	2:05:42
3	924.2	13836.6	12912.4	3:35:12	924.2	2761.7	1837.5	0:30:37
4	923.4	13869.9	12946.5	3:35:46	923.4	4692.8	3769.4	1:02:49
5	925.8	13883.1	12957.3	3:35:57	925.8	6365.5	5439.7	1:30:40
6	923.1	13856	12932.9	3:35:33	923.1	2705.8	1782.7	0:29:43
7	924.2	13803.6	12879.4	3:34:39	924.2	6308.6	5384.4	1:29:44
8	925.2	13809	12883.8	3:34:44	925.2	6537.8	5612.6	1:33:33
9	924.2	13884	12959.8	3:36:00	924.2	5032.1	4107.9	1:08:28
10	926.3	13812.9	12886.6	3:34:47	926.3	3070.2	2143.9	0:35:44
11	922.6	13639.5	12716.9	3:31:57	922.6	2778.1	1855.5	0:30:56
12	925.5	13746	12820.5	3:33:40	925.5	2918.7	1993.2	0:33:13
13	922.5	13743.6	12821.1	3:33:41	922.5	3053.9	2131.4	0:35:31
14	924.2	13879.1	12954.9	3:35:55	924.2	6515.1	5590.9	1:33:11
15	923.3	13961.5	13038.2	3:37:18	923.3	3681.5	2758.2	0:45:58
16	923.4	13793.8	12870.4	3:34:30	923.4	2778.3	1854.9	0:30:55
17	922.4	13805.7	12883.3	3:34:43	922.4	3299.4	2377	0:39:37
18	922.5	14212.3	13289.8	3:41:30	922.5	8728.8	7806.3	2:10:06
19	925	14164.5	13239.5	3:40:40	925	4657	3732	1:02:12
20	926	14239.2	13313.2	3:41:53	926	3194.1	2268.1	0:37:48
		Average (Seconds)	12962.18			Average (Seconds)	3588.25	
		Time	3:36			Time	0:59	

Scenario 15 – Full Project with Hidden Canyon Industrial Park with West 4th Street Only

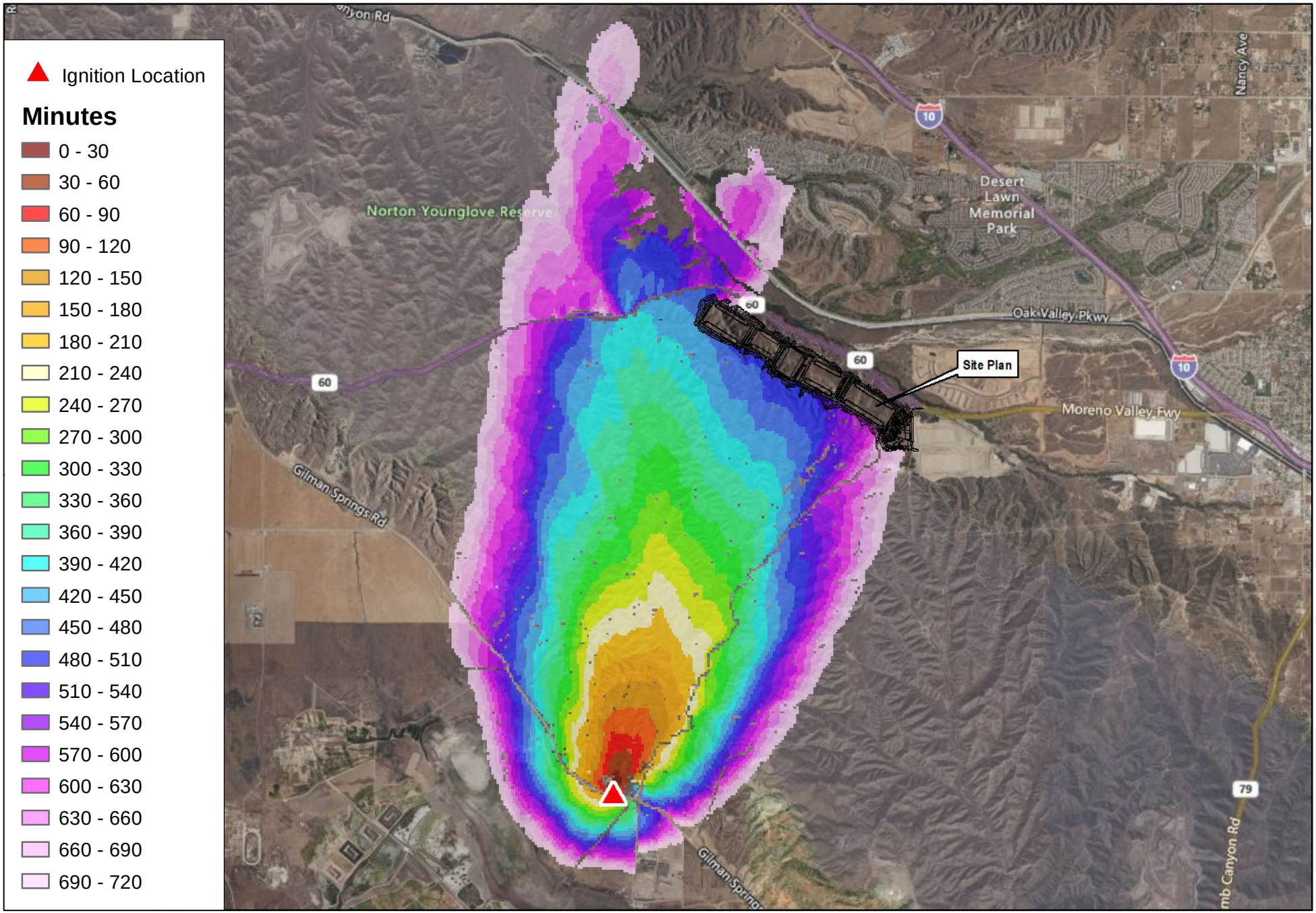
		Overall			Existing & Planned Land Uses			
Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	926.9	13656.9	12730	3:32:10	926.9	3549.2	2622.3	0:43:42
2	929	13378.5	12449.5	3:27:30	929	3081.3	2152.3	0:35:52
3	927.3	13501.9	12574.6	3:29:35	927.3	3866.9	2939.6	0:49:00
4	928.4	13625.7	12697.3	3:31:37	928.4	4418.9	3490.5	0:58:10
5	927.1	13546.6	12619.5	3:30:19	927.1	3273.5	2346.4	0:39:06
6	928.3	13600.5	12672.2	3:31:12	928.3	3111.9	2183.6	0:36:24
7	930.6	13400.8	12470.2	3:27:50	930.6	3658	2727.4	0:45:27
8	931.4	13328.4	12397	3:26:37	931.4	3018.9	2087.5	0:34:47
9	928.8	13761.5	12832.7	3:33:53	928.8	3086.8	2158	0:35:58
10	929.1	13829	12899.9	3:35:00	929.1	3678.8	2749.7	0:45:50
11	929.6	13636.6	12707	3:31:47	929.6	3327.7	2398.1	0:39:58
12	930.3	13925.8	12995.5	3:36:36	930.3	3287.6	2357.3	0:39:17
13	928.9	13859	12930.1	3:35:30	928.9	3905.8	2976.9	0:49:37
14	928.8	13690.8	12762	3:32:42	928.8	4070.3	3141.5	0:52:22
15	928.9	13372.8	12443.9	3:27:24	928.9	3385.1	2456.2	0:40:56
16	928.5	13988	13059.5	3:37:39	928.5	3394	2465.5	0:41:06
17	931.2	13747.4	12816.2	3:33:36	931.2	4292.8	3361.6	0:56:02
18	926.9	13733.8	12806.9	3:33:27	926.9	2993.5	2066.6	0:34:27
19	928.8	13603.6	12674.8	3:31:15	928.8	3578.5	2649.7	0:44:10
20	928	13964.9	13036.9	3:37:17	928	4034.1	3106.1	0:51:46
		Average (Seconds)	12728.79			Average (Seconds)	2621.84	
		Time	3:32			Time	0:43	

Scenario 16 - Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available

		Overall		
Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	975.1	3123.8	2148.7	0:35:49
2	971.1	3191.4	2220.3	0:37:00
3	975.7	3067.6	2091.9	0:34:52
4	970.3	3148.5	2178.2	0:36:18
5	981.8	3218.4	2236.6	0:37:17
6	969.1	2845.4	1876.3	0:31:16
7	984.8	2941.6	1956.8	0:32:37
8	984.8	3038.2	2053.4	0:34:13
9	982	3017.1	2035.1	0:33:55
10	975.8	2981	2005.2	0:33:25
11	977.6	3199.1	2221.5	0:37:01
12	977.2	3167.2	2190	0:36:30
13	978.4	3053.5	2075.1	0:34:35
14	979.7	3190.5	2210.8	0:36:51
15	974.1	3136	2161.9	0:36:02
16	972.2	3080.4	2108.2	0:35:08
17	973.8	3225.2	2251.4	0:37:31
18	982	3179.7	2197.7	0:36:38
19	969.1	3212	2242.9	0:37:23
20	983.4	3213.3	2229.9	0:37:10
		Average (Seconds)	2134.595	
		Time	0:35	

Scenario 17 – Full Project with Hidden Canyon Industrial Park and Olive Wood with all Evacuation Routes Available

		Overall			Existing & Planned Land Uses			
Run	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time	Start Time (Seconds)	End Time (Seconds)	Delta (Seconds)	Time
1	923.5	5120.4	4196.9	1:09:57	923.5	3933.8	3010.3	0:50:10
2	923.5	8496	7572.5	2:06:12	923.5	4452.9	3529.4	0:58:49
3	922.6	8667.1	7744.5	2:09:04	922.6	4938.8	4016.2	1:06:56
4	924.6	8285.5	7360.9	2:02:41	924.6	4224.4	3299.8	0:55:00
5	923.4	8417.4	7494	2:04:54	923.4	4057.3	3133.9	0:52:14
6	922.6	8283.6	7361	2:02:41	922.6	4168.9	3246.3	0:54:06
7	924.7	8487.4	7562.7	2:06:03	924.7	4093.5	3168.8	0:52:49
8	923.3	7865.8	6942.5	1:55:42	923.3	3605.1	2681.8	0:44:42
9	923.7	8472.1	7548.4	2:05:48	923.7	4493.5	3569.8	0:59:30
10	922.5	8524.2	7601.7	2:06:42	922.5	3799.4	2876.9	0:47:57
11	923.8	8523.5	7599.7	2:06:40	923.8	4051.6	3127.8	0:52:08
12	925.2	8685	7759.8	2:09:20	925.2	5318	4392.8	1:13:13
13	925.9	8621.5	7695.6	2:08:16	925.9	3669.3	2743.4	0:45:43
14	924.1	8693.3	7769.2	2:09:29	924.1	3933.8	3009.7	0:50:10
15	924.3	8848.1	7923.8	2:12:04	924.3	4007.3	3083	0:51:23
16	924.6	8492.3	7567.7	2:06:08	924.6	4579.8	3655.2	1:00:55
17	925.2	8674.6	7749.4	2:09:09	925.2	4596.2	3671	1:01:11
18	924.1	8986.6	8062.5	2:14:23	924.1	4280.8	3356.7	0:55:57
19	923.7	8841.3	7917.6	2:11:58	923.7	4102.8	3179.1	0:52:59
20	924.3	8676.6	7752.3	2:09:12	924.3	3944	3019.7	0:50:20
		Average (Seconds)	7459.135			Average (Seconds)	3091.89	
		Time	2:04			Time	0:51	



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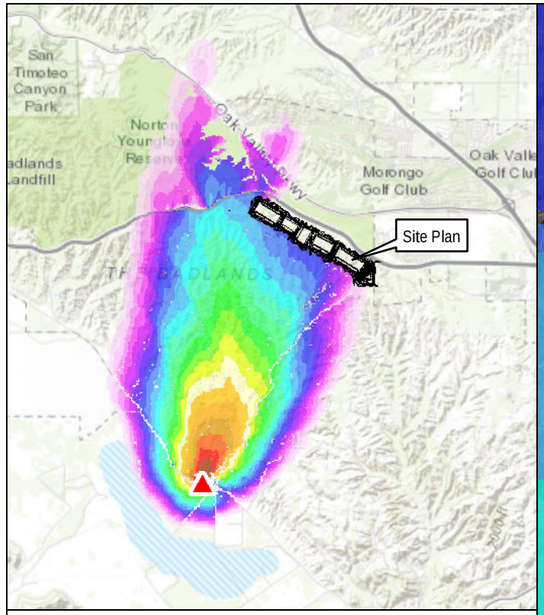
DUDEK

0 1 Miles

APPENDIX D-1

Fire Progression Modeling - Run 1 Overview

Fire Protection Plan for the Beaumont Pointe Specific Plan



Ignition Location

Minutes

0 - 30	330 - 360
30 - 60	360 - 390
60 - 90	390 - 420
90 - 120	420 - 450
120 - 150	450 - 480
150 - 180	480 - 510
180 - 210	510 - 540
210 - 240	540 - 570
240 - 270	570 - 600
270 - 300	600 - 630
300 - 330	630 - 660
	660 - 690
	690 - 720

Site Plan

bing

Path: Z:\Projects\12404000\MAP\DOC\DOCUMENT\Fire Progression Series\02-Attachment A_Fire Progression Modeling Run1 Project Site.mxd

SOURCE: AERIAL-BING MAPPING SERVICE

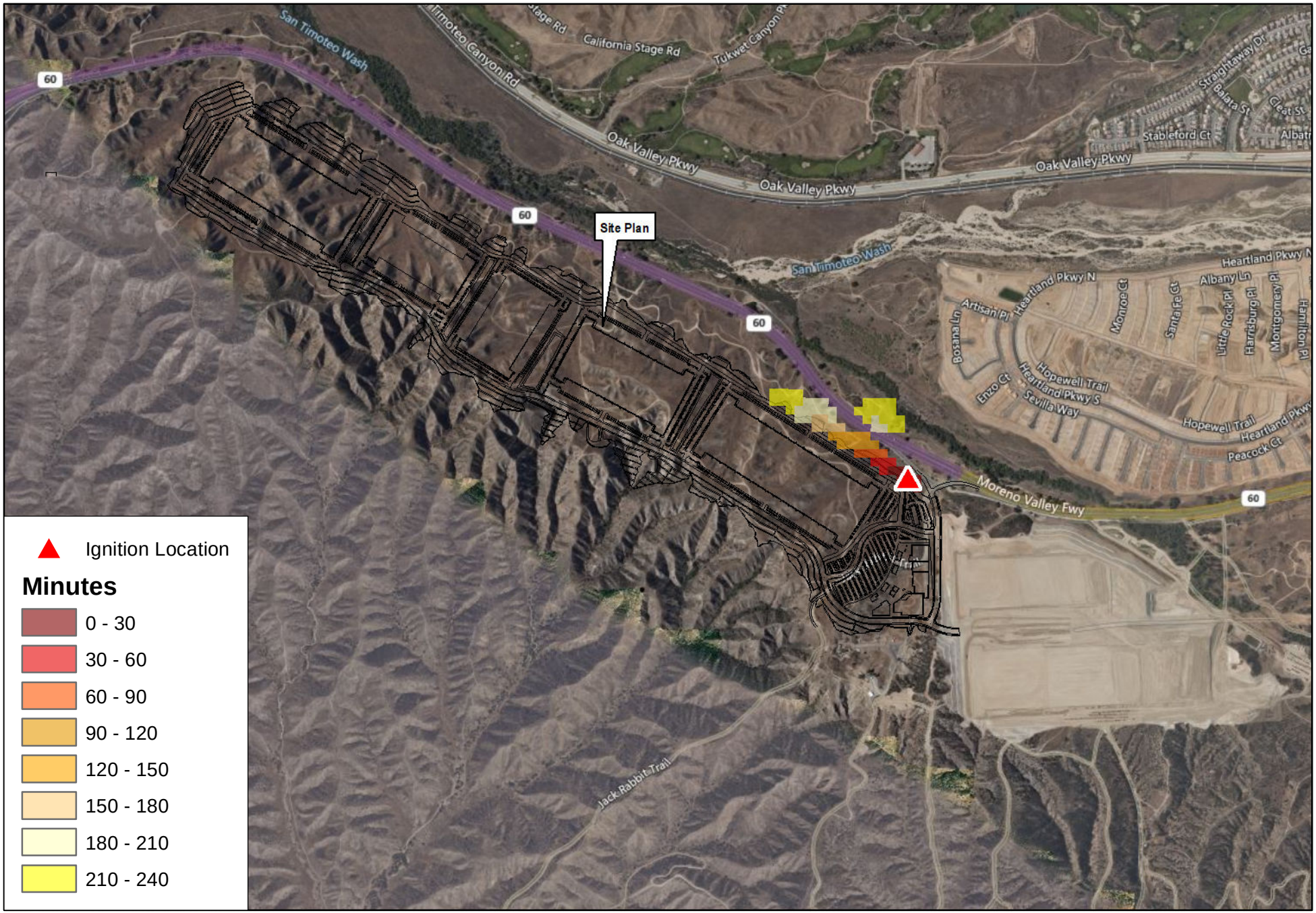
DUDEK

0 1 Miles

ATTACHMENT A

Fire Progression Modeling - Run 1 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan



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SOURCE: AERIAL-BING MAPPING SERVICE

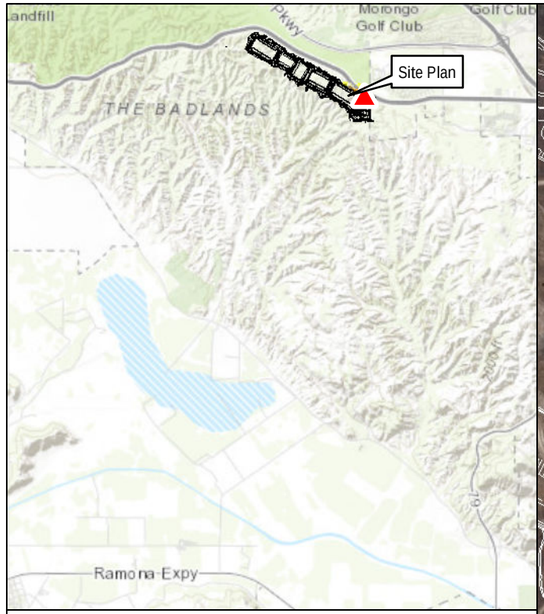
DUDEK

0 0.25 Miles

APPENDIX D-3

Fire Progression Modeling - Run 2 Overview

Fire Protection Plan for the Beaumont Pointe Specific Plan



Ignition Location

Minutes

- 0 - 30
- 30 - 60
- 60 - 90
- 90 - 120
- 120 - 150
- 150 - 180
- 180 - 210
- 210 - 240

Site Plan

Heartland Pkwy N
Artisan Pl
Olea Ct
Raleigh St
Enzo Ct
Heartland Pkwy S
Moreno Valley Fwy
Frontage Rd
Jack Rabbit Trail
bing

Path: Z:\Projects\12\40400\MAPDOC\DOCUMENT\Fire Progression Series\4-Attachment A_Fire Progression Modeling Run2 ProjectSite.mxd

SOURCE: AERIAL-BING MAPPING SERVICE

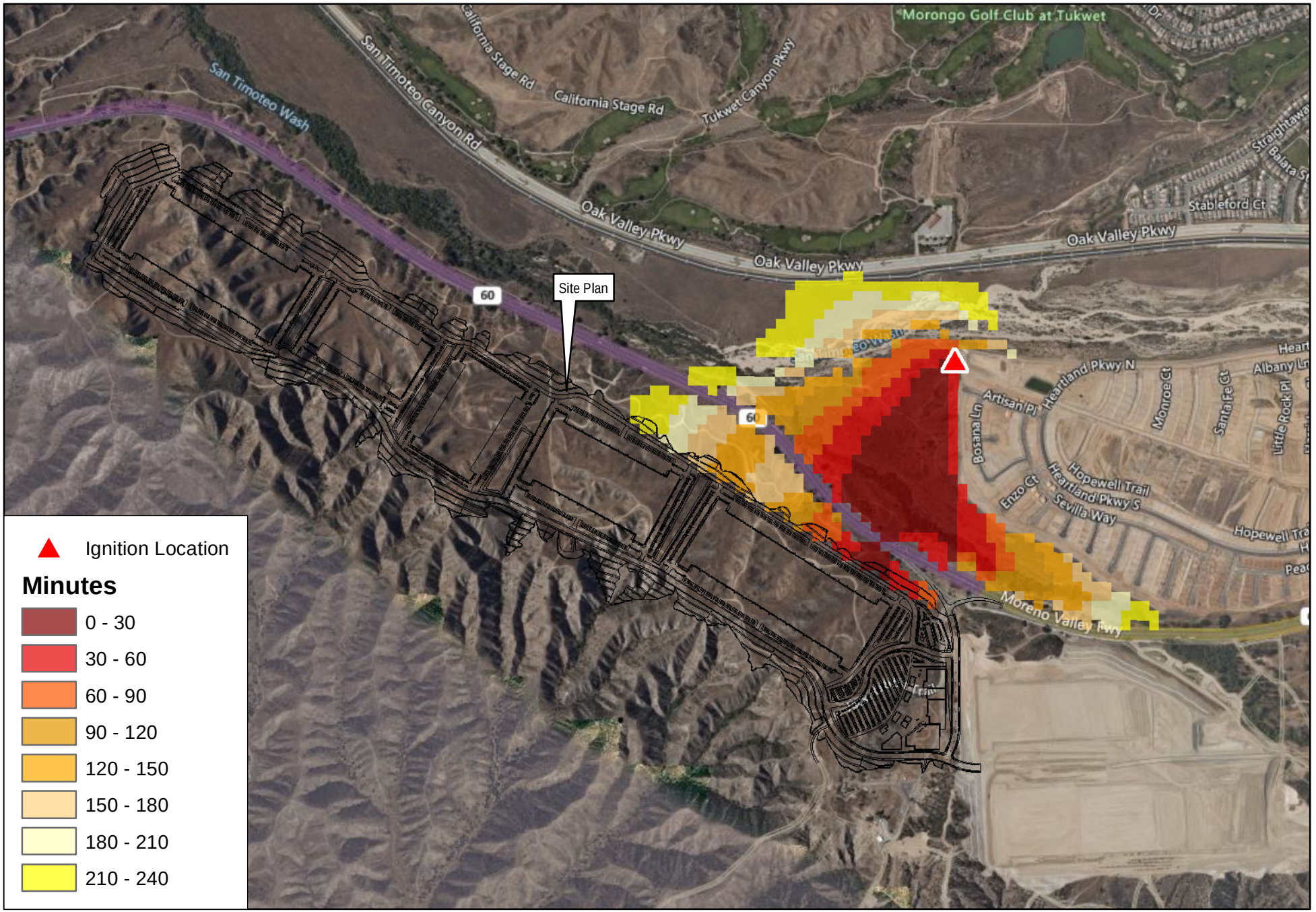
DUDEK

0 500 Feet

APPENDIX D-4

Fire Progression Modeling - Run 2 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan



Path: Z:\Projects\j12-40400\MAPDOC\DOCUMENT\Fire Progression Series\5-Attachment A_Fire Progression Modeling Run3 Overview.mxd

SOURCE: AERIAL-BING MAPPING SERVICE

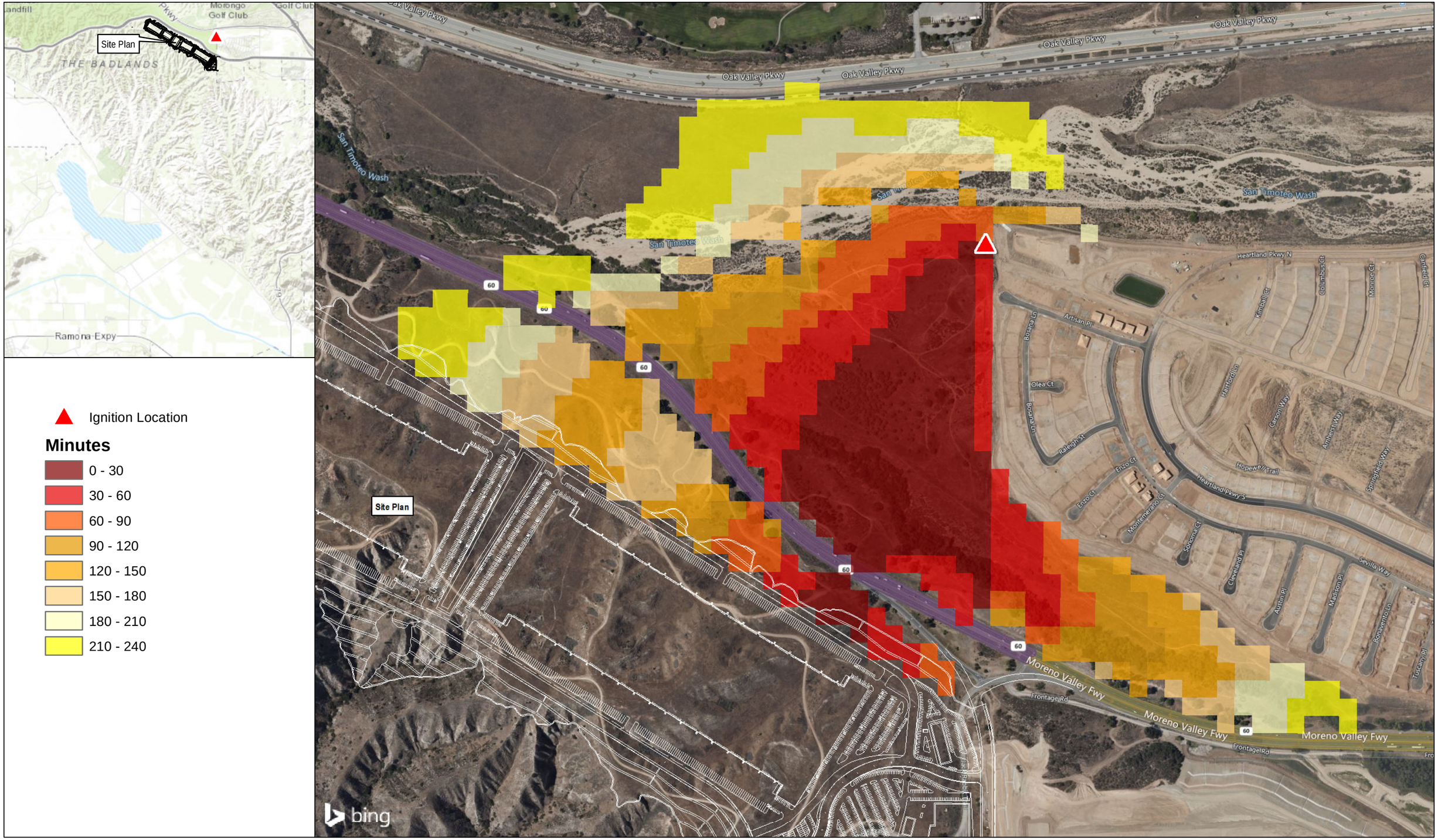
DUDEK

0 0.25 Miles

APPENDIX D-5

Fire Progression Modeling - Run 3

Fire Protection Plan for the Beaumont Pointe Specific Plan



SOURCE: AERIAL-BING MAPPING SERVICE

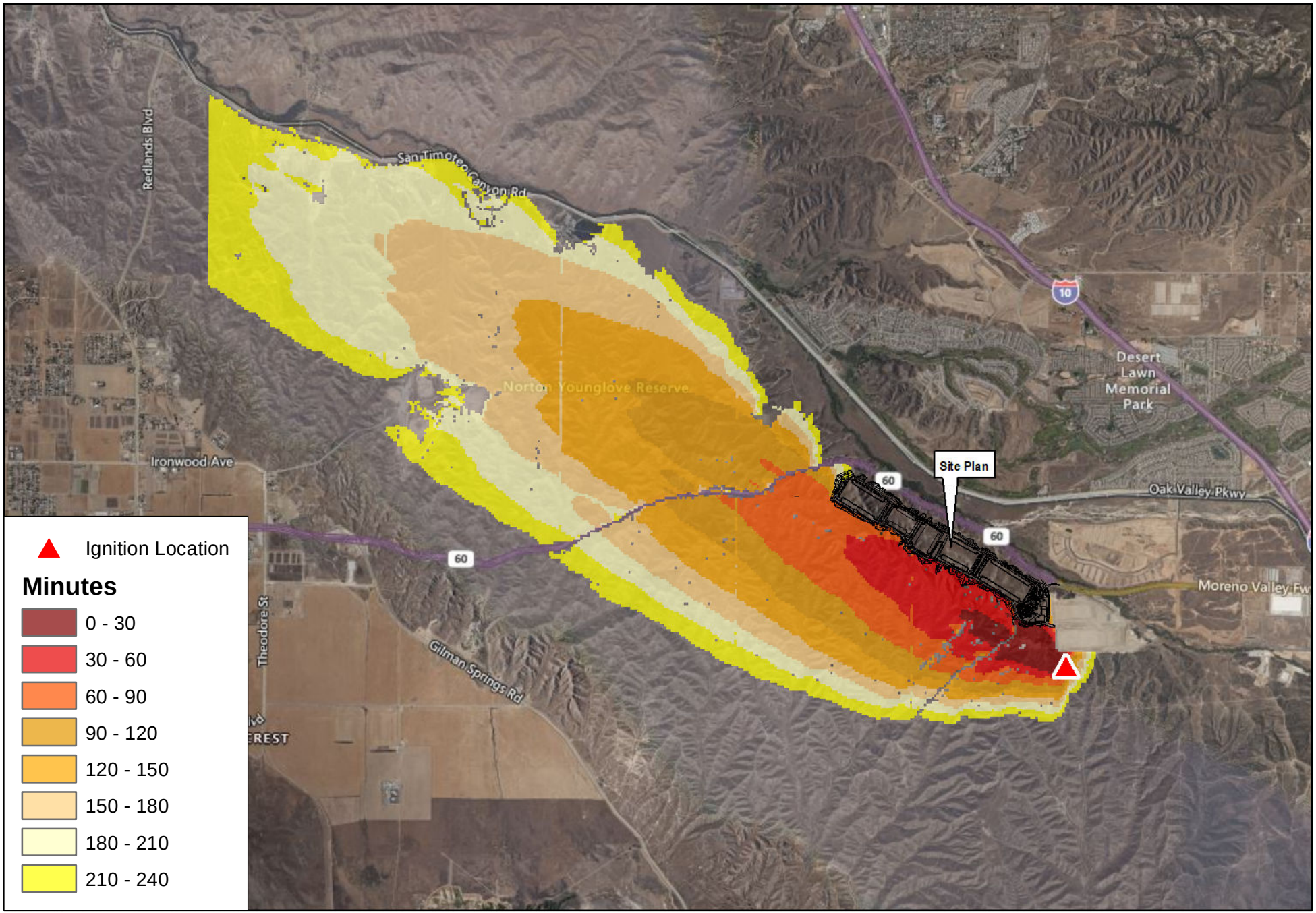
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APPENDIX D-6

Fire Progression Modeling - Run 3 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan



Path: Z:\Projects\j12-40400\MAPDOC\DOCUMENT\Fire Progression Series\7-Attachment A_Fire Progression Modeling Run4 Overview.mxd

SOURCE: AERIAL-BING MAPPING SERVICE

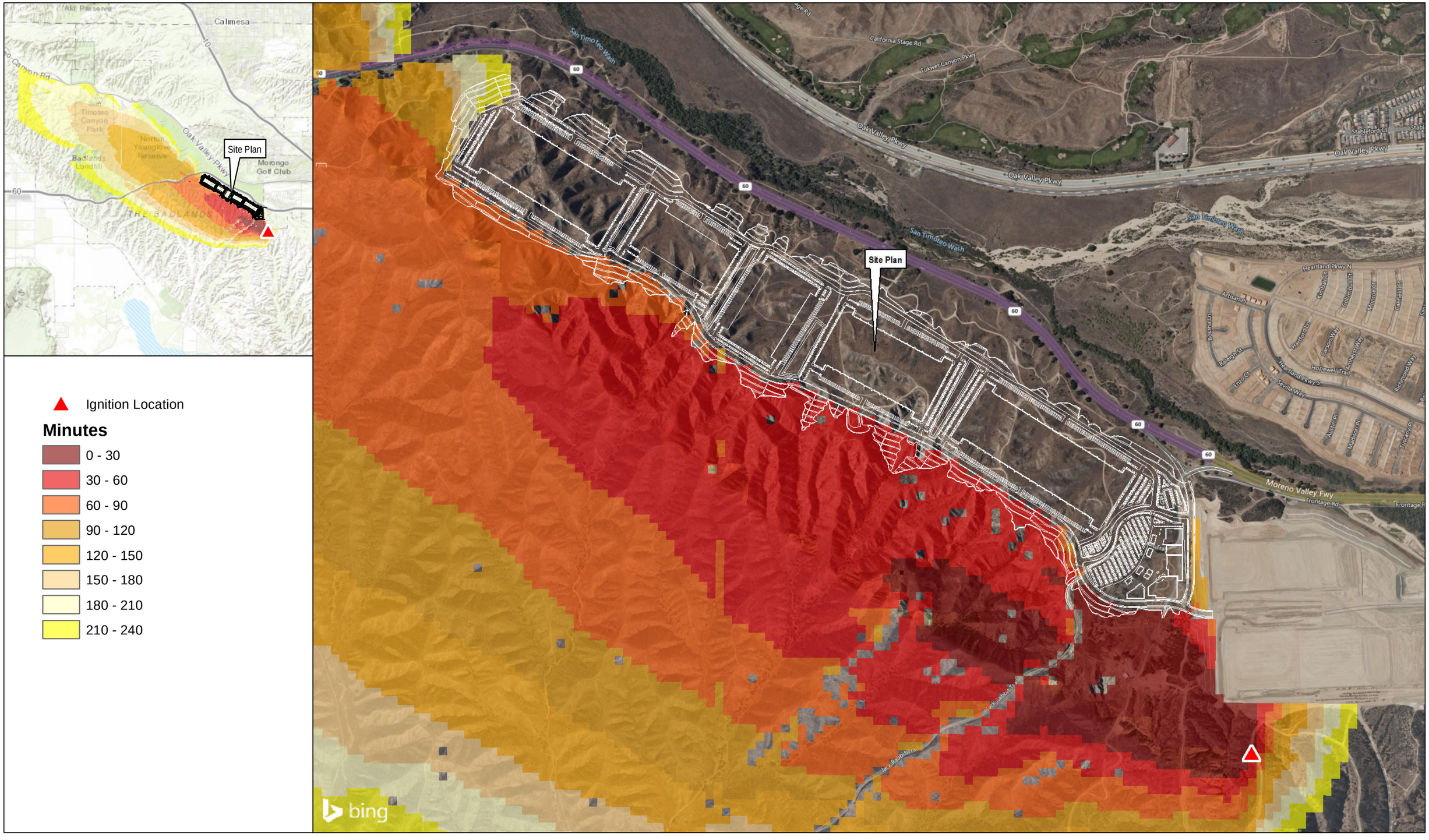
DUDEK

0 1 Miles

APPENDIX D-7

Fire Progression Modeling - Run 4 Overview

Fire Protection Plan for the Beaumont Pointe Specific Plan



Path: Z:\Projects\J2 40400\MAPDOC\DOCUMENT\Fire Progression Series\8-Attachment A_Fire Progression Modeling Run4 Project Site.mxd

SOURCE: AERIAL-BING MAPPING SERVICE

DUDEK

0 1,000 Feet

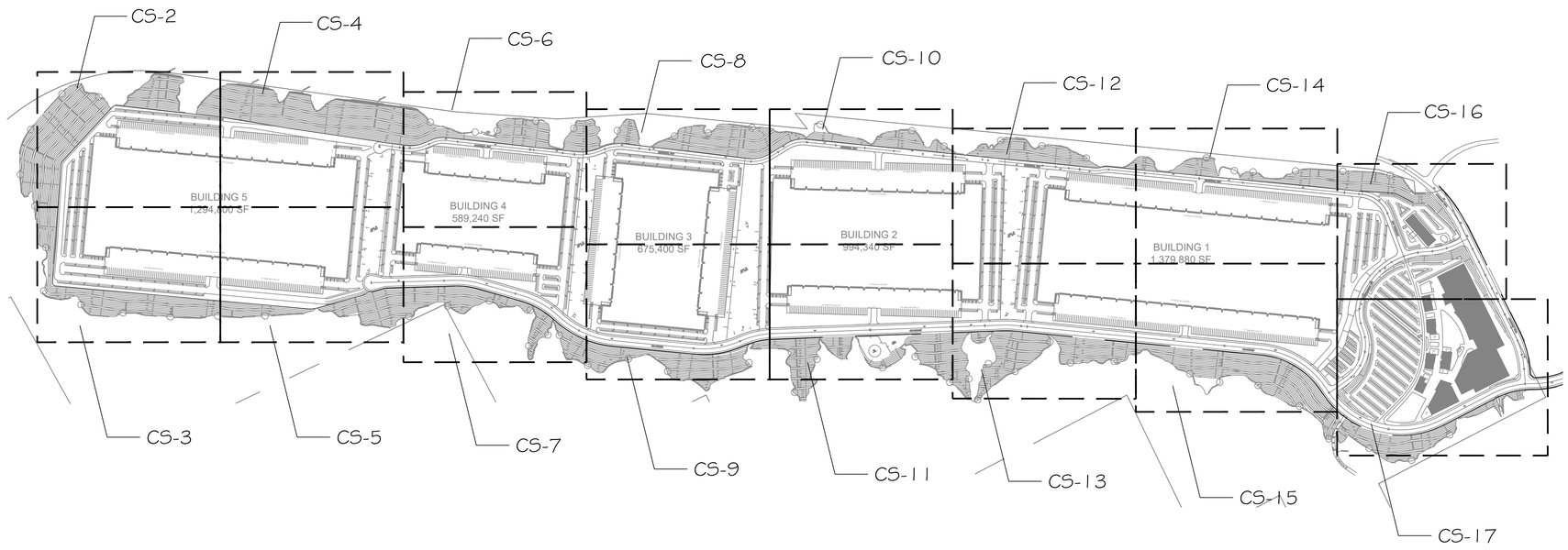
APPENDIX D-8

Fire Progression Modeling - Run 4 Project Site

Fire Protection Plan for the Beaumont Pointe Specific Plan

BEAUMONT POINTE SITE LIGHTS

BEAUMONT, CA



KEY MAP N.T.S.

NORTH

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

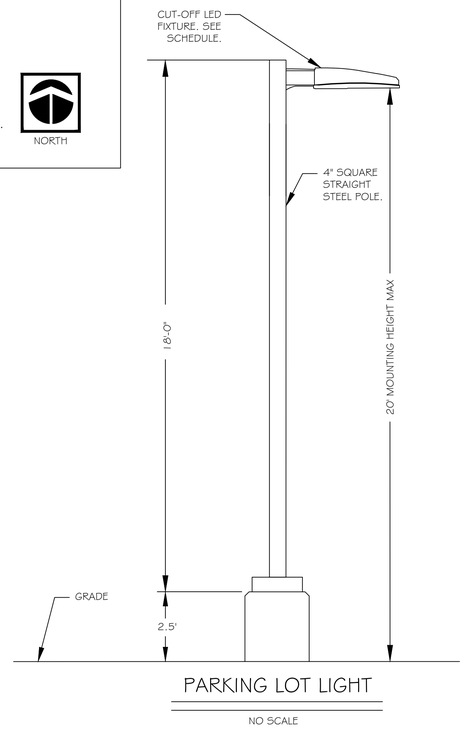
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BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



HUBBELL OUTDOOR LIGHTING
AIRO MICRO STRIKE
POLE LIGHT



HUBBELL OUTDOOR LIGHTING
AIRO MICRO STRIKE
WALL LIGHT



PARKING LOT LIGHT

NO SCALE

NOTE:

ANY CHANGE OR DEVIATION FROM THE LIGHTING SPECIFICATIONS ON PLAN SHALL INVALIDATE THIS PHOTOMETRIC ANALYSIS.

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4503
858 MEDICAL ST. STE. 210, SAN DIEGO, CA 92101
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	N/A
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL SHEET 1

Sheet Reference:

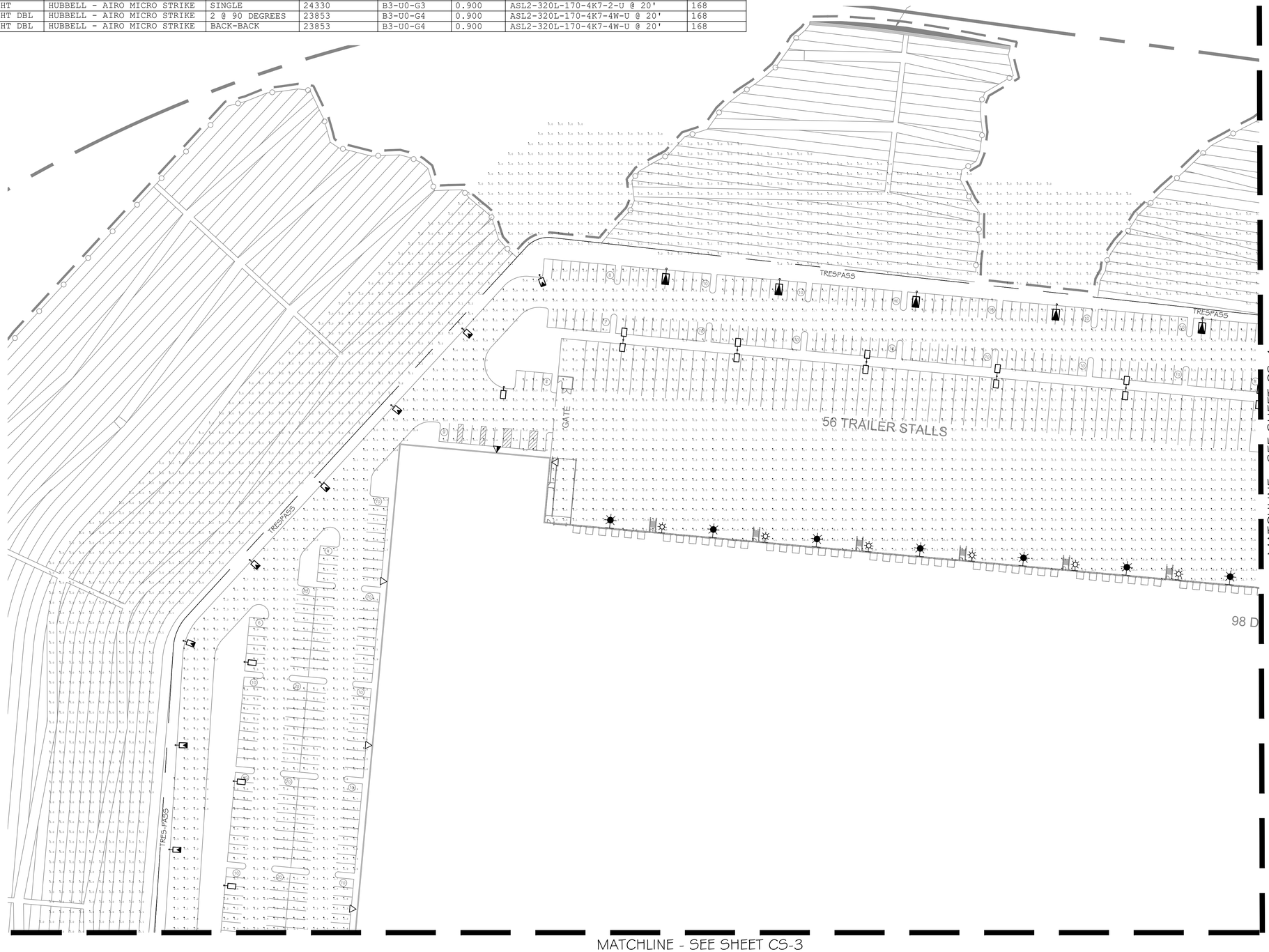
CS-1

Sheet: 1 of 19

PRELIMINARY - NOT FOR CONSTRUCTION

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
PH: 858-278-4593
858 MEDICAL ST. STE. 210, SAN DIEGO, CA 92101
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

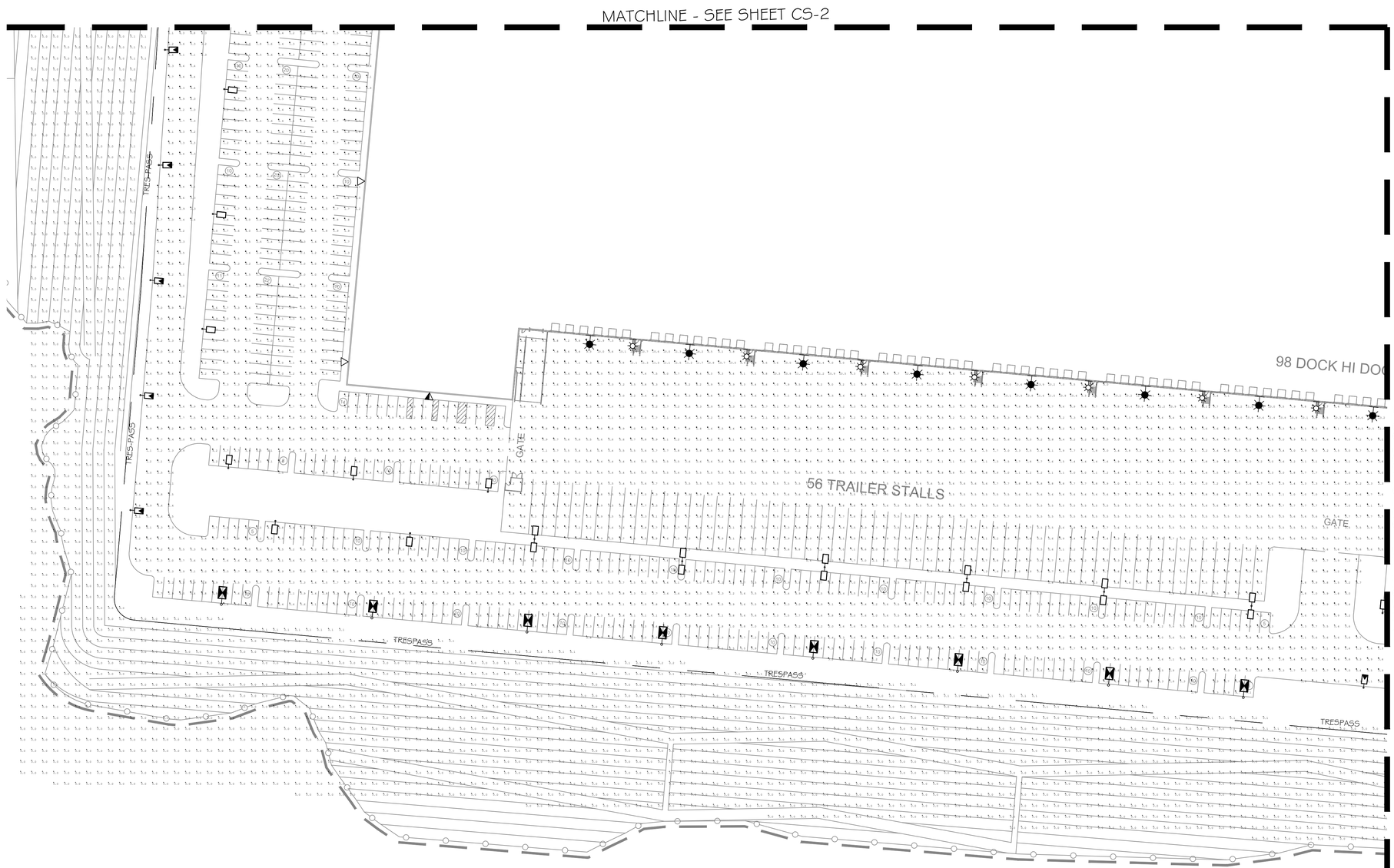
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Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 2

Sheet Reference:
CS-2

Sheet: 2 of 19



Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.

NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4503
858 MELROSE ST. STE. 210, SAN DIEGO, CA 92114
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
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Job No.:	JRT21/02011

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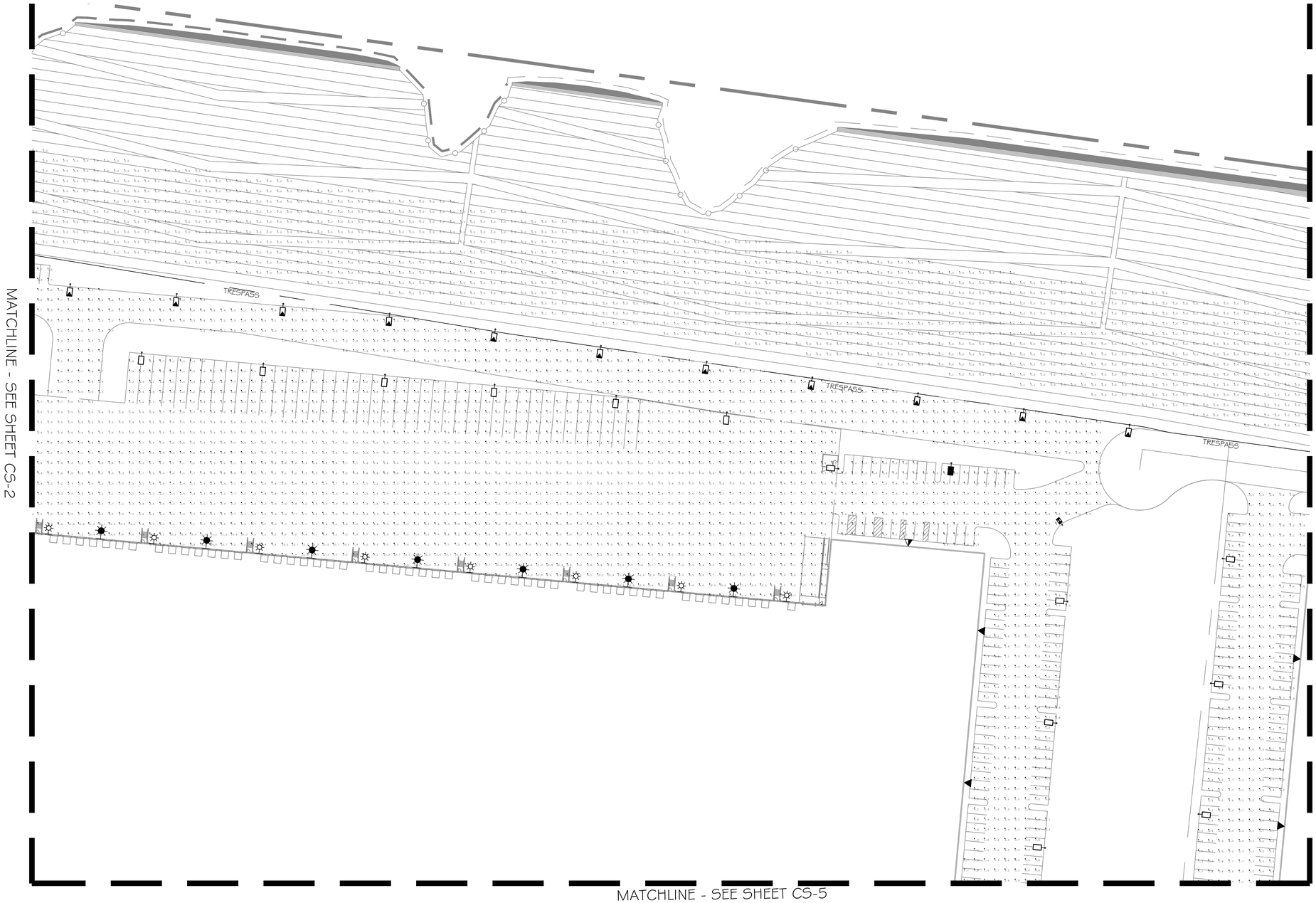
Sheet Reference:

CS-3

Sheet: 3 of 19

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MELVILLE ST. STE. 210, SAN DIEGO, CA 92101
PH: 858-278-4593
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

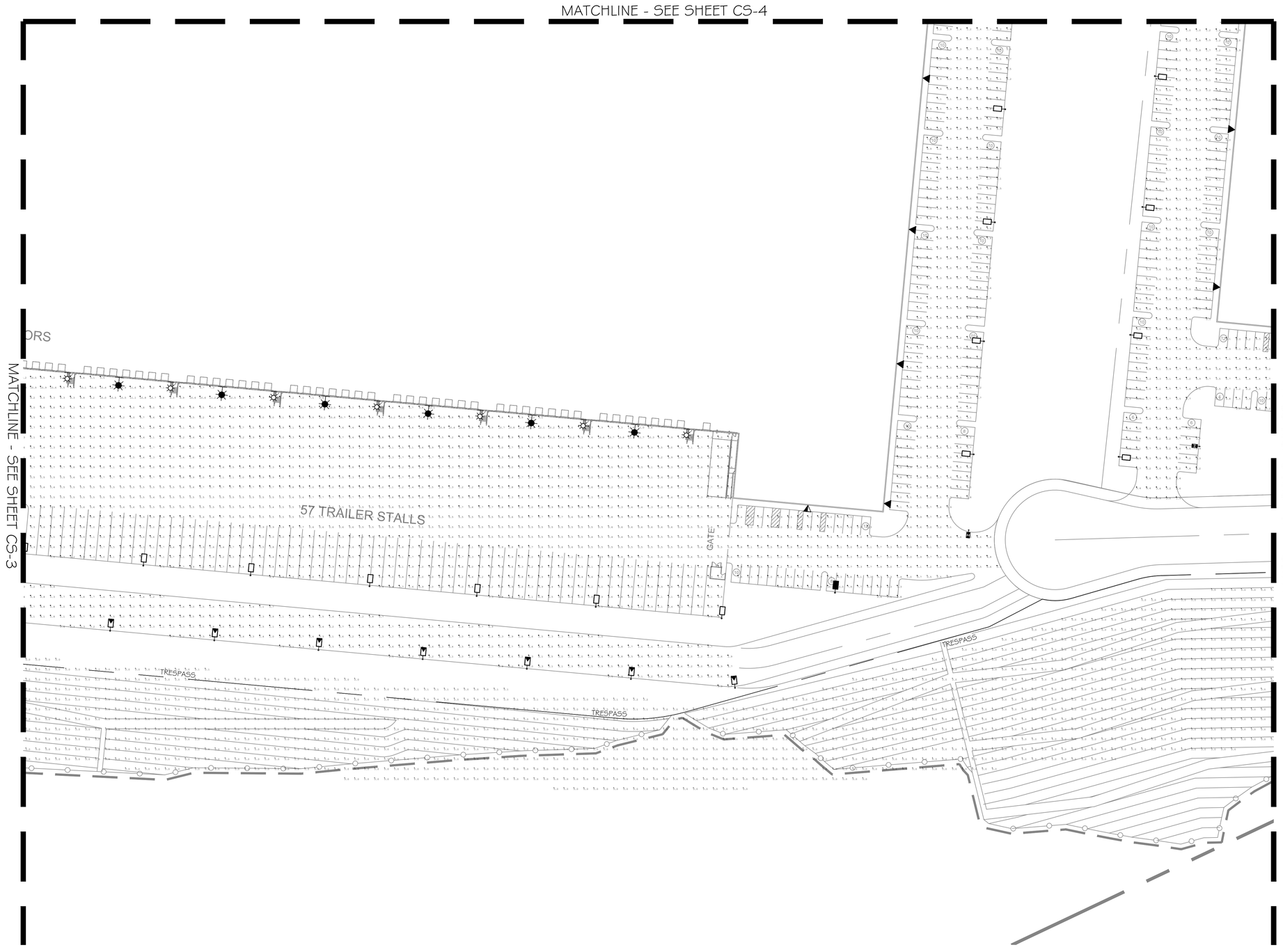
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Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 4

Sheet Reference:
CS-4

Sheet: 3 of 19



Luminaire Schedule																	
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage	Calculation Summary							
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235	BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168	BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168	BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168	BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168	BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168	RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168	TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168								
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168								
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168								
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168								
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168								

NORTH

0' 25' 50' 100'
SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4503
858 MEDICAL ST. STE. 210, SAN DIEGO, CA 92101
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

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CONCEPTUAL SHEET 5

Sheet Reference:

CS-5

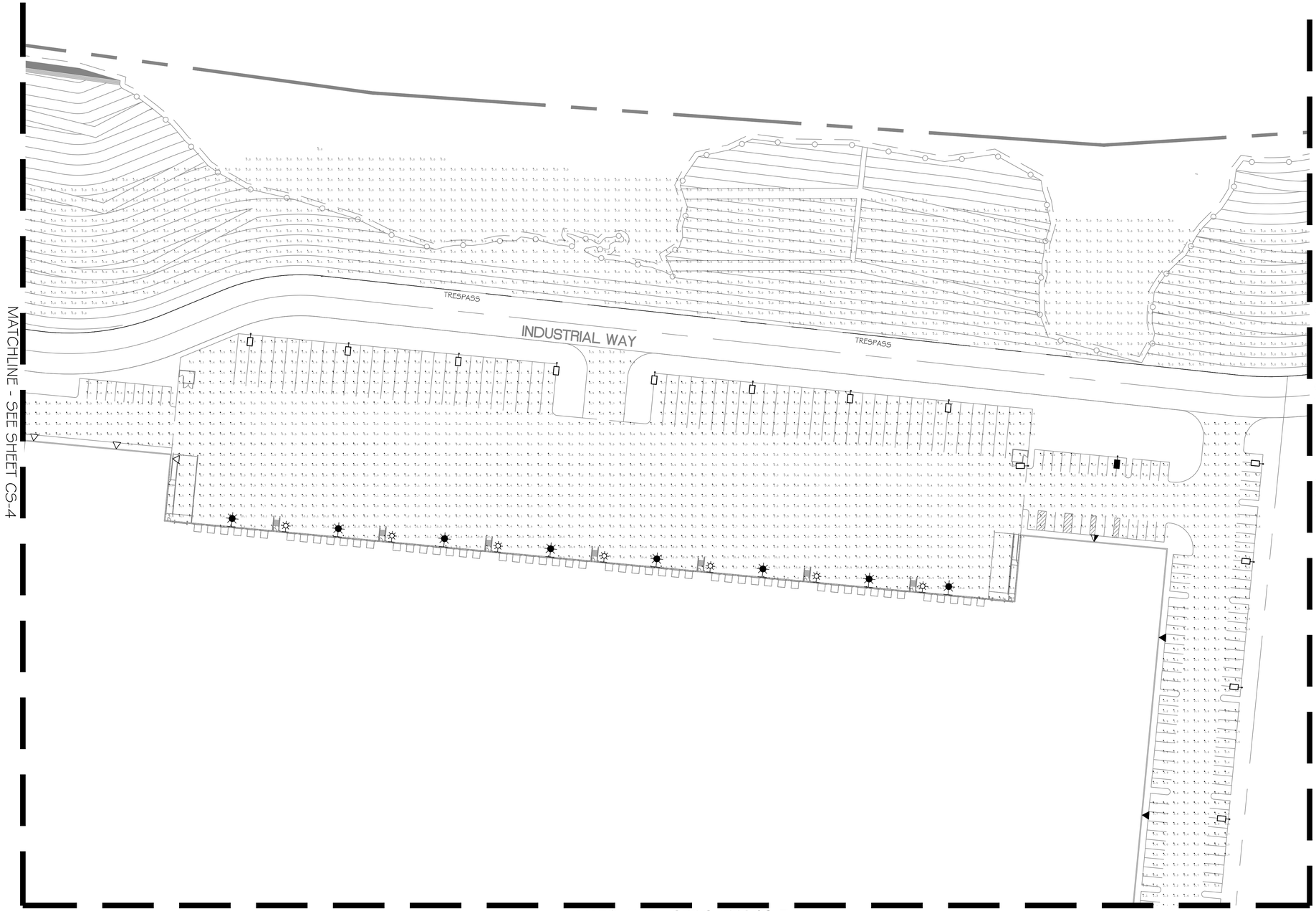
Sheet: 5 of 19

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MELROSE ST. STE. 210, SAN DIEGO, CA 92114
PH: 858-278-4583
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

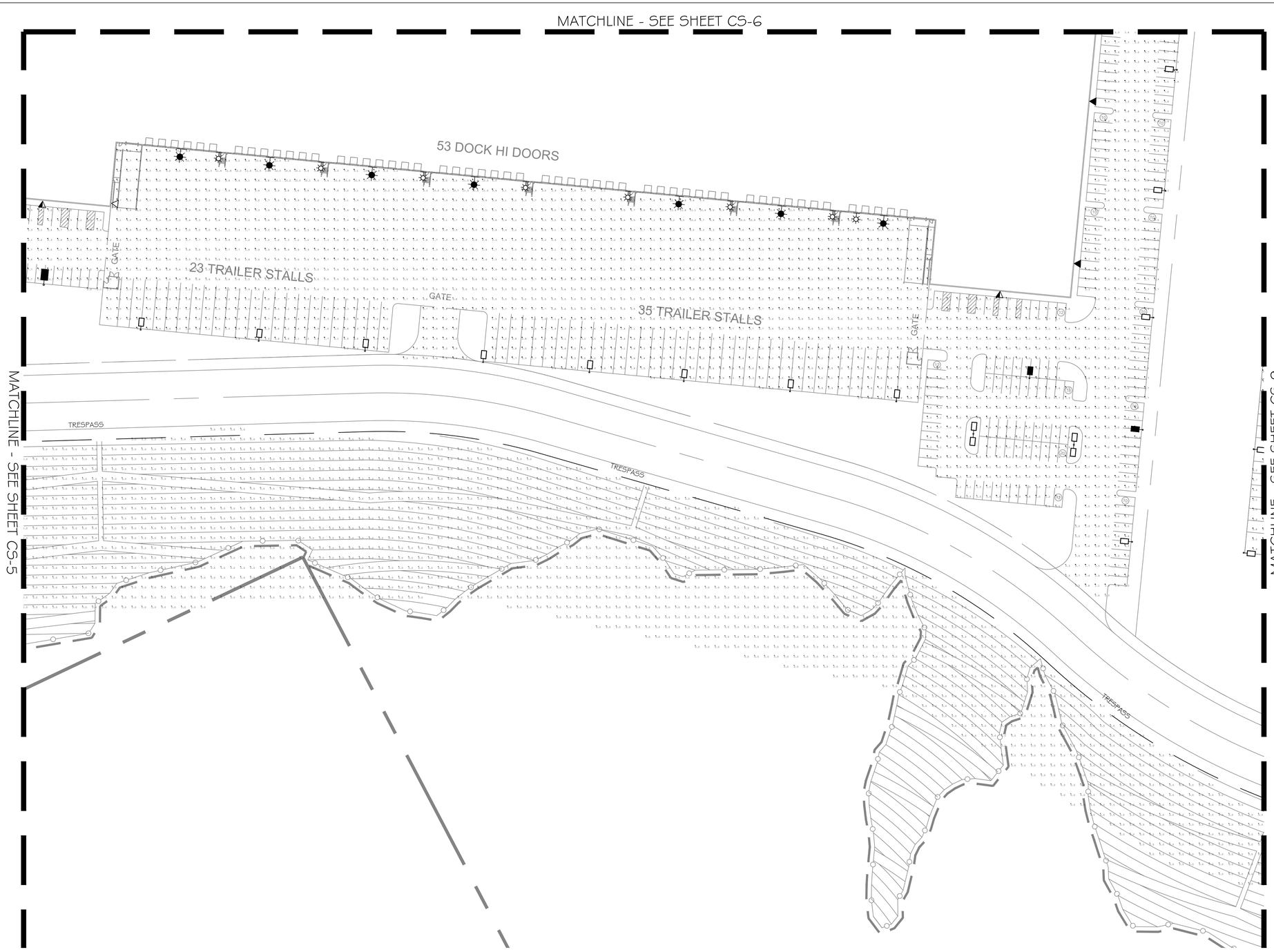
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Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 6

Sheet Reference:
CS-6

Sheet: 6 of 19



Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.

NORTH

0' 25' 50' 100'
SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4503
8568 MELLOWAY ST. STE. 210, SAN DIEGO, CA 92126
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

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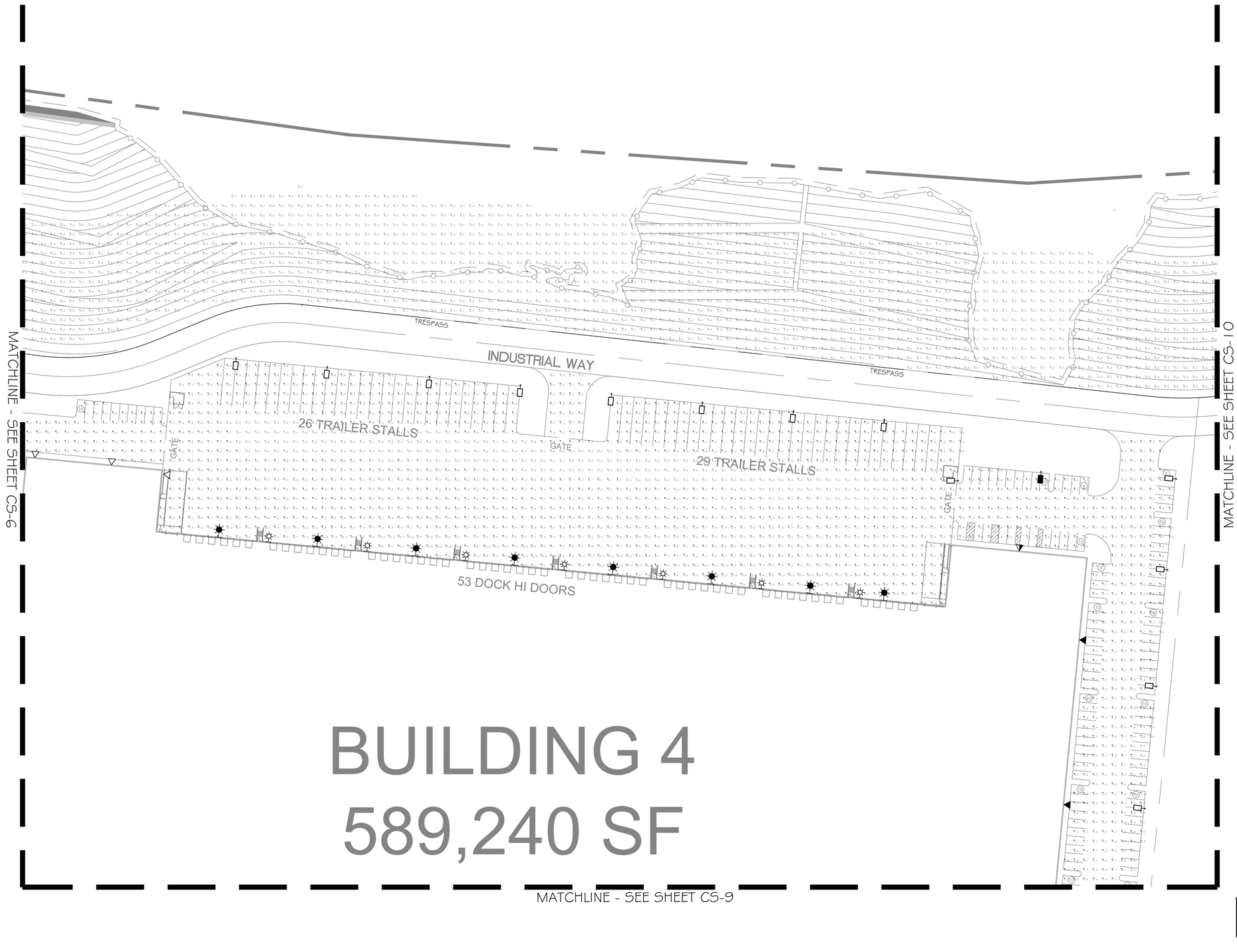
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CS-7

Sheet: 7 of 19

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MELVILLA ST. STE. 210, SAN DIEGO, CA 92110
PH: 858-278-4593
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	1"-50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

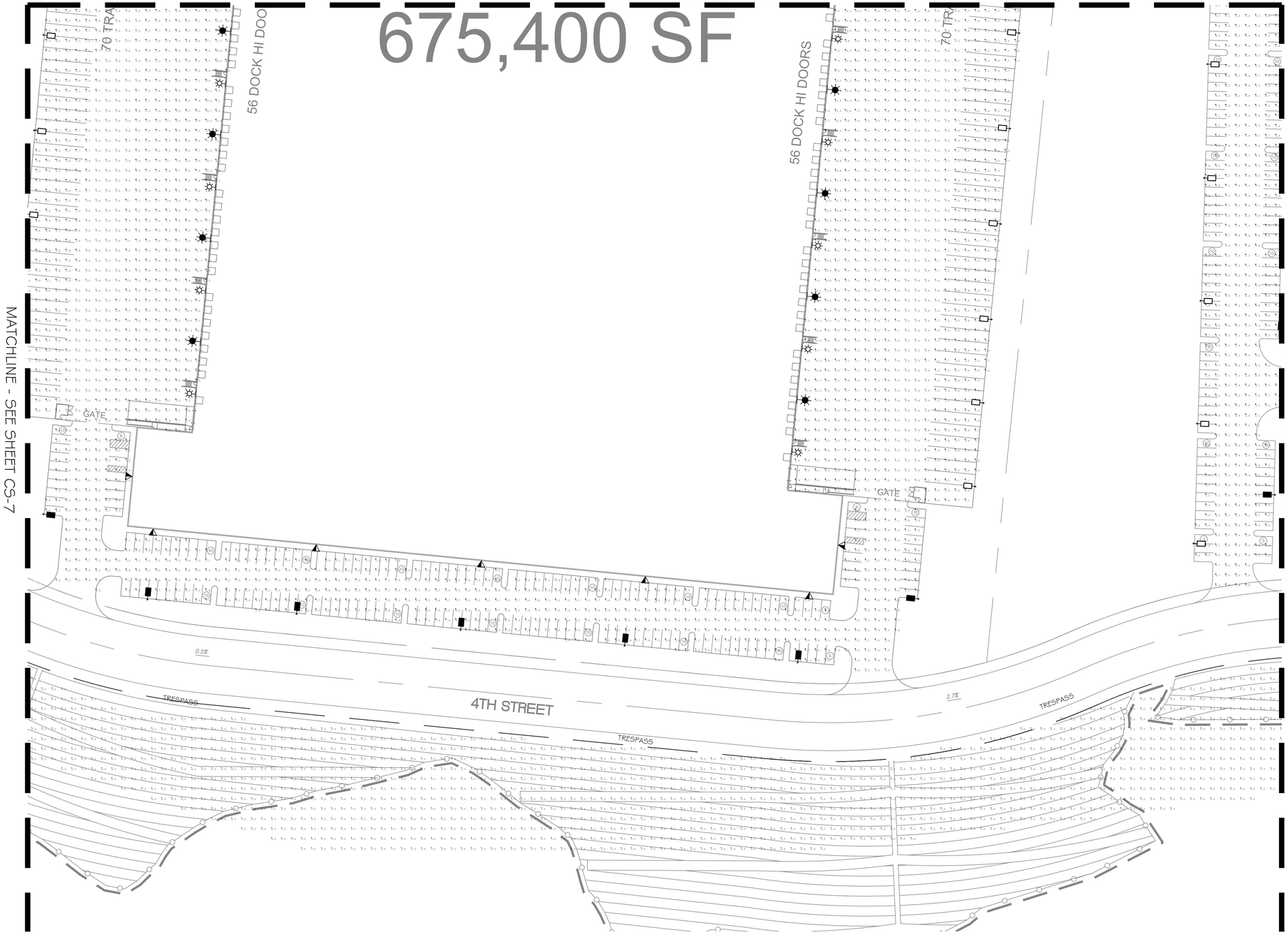
Sheet Title:
CONCEPTUAL PLAN 8

Sheet Reference:
CS-8

Sheet: 8 of 19

MATCHLINE - SEE SHEET CS-8

675,400 SF



Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
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BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.

NORTH

0' 25' 50' 100'
SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MEDICAL ST. STE. 210, SAN DIEGO, CA 92121
PH: 858-278-4593
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

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Checked By:	KPJR
Scale:	1"=50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL SHEET 9

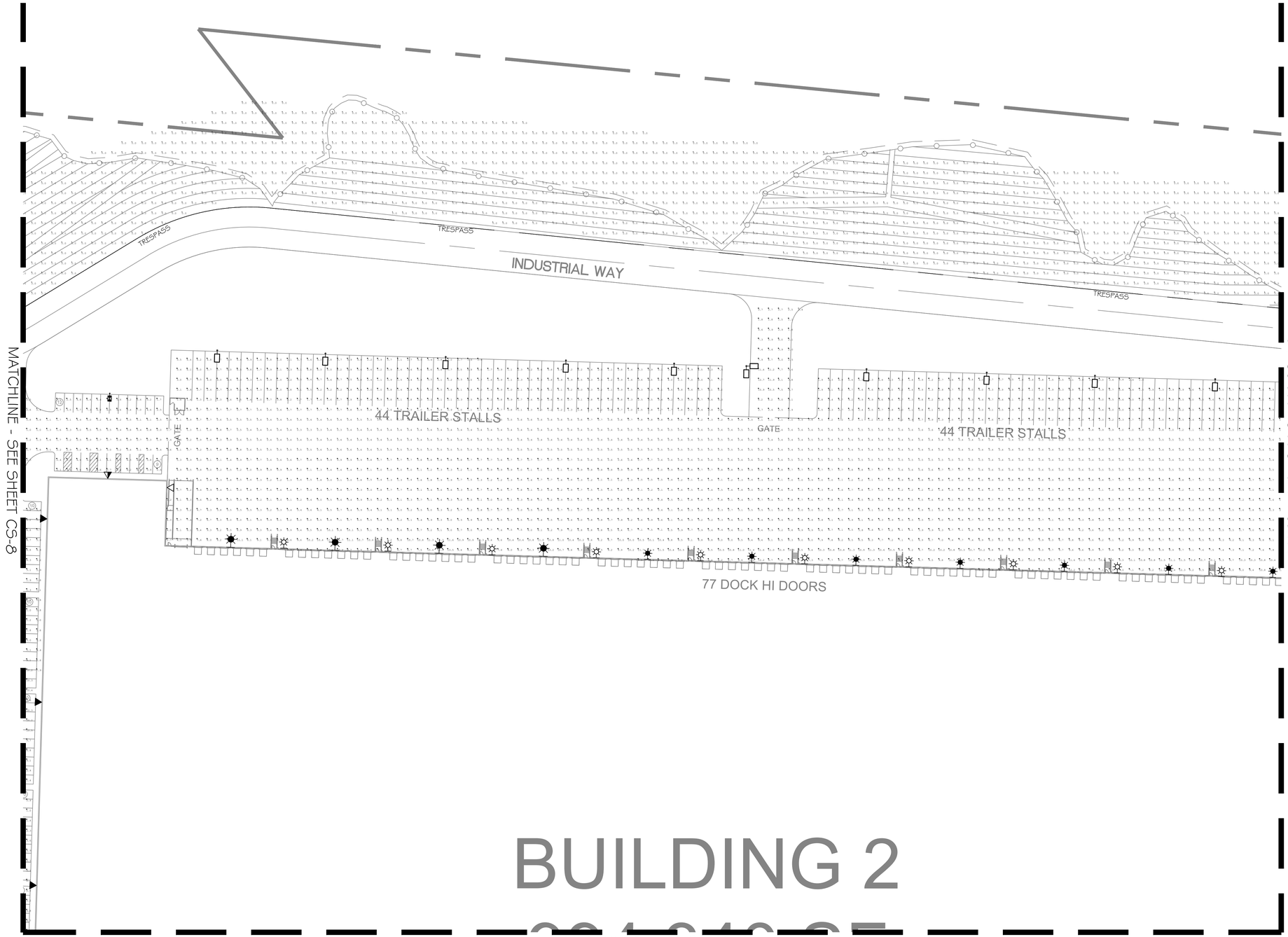
Sheet Reference:

CS-9

Sheet: 9 of 19

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
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BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MEDICAL ST. STE. 210, SAN DIEGO, CA 92101
PH: 858-278-4583
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

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Checked By:	KPJR
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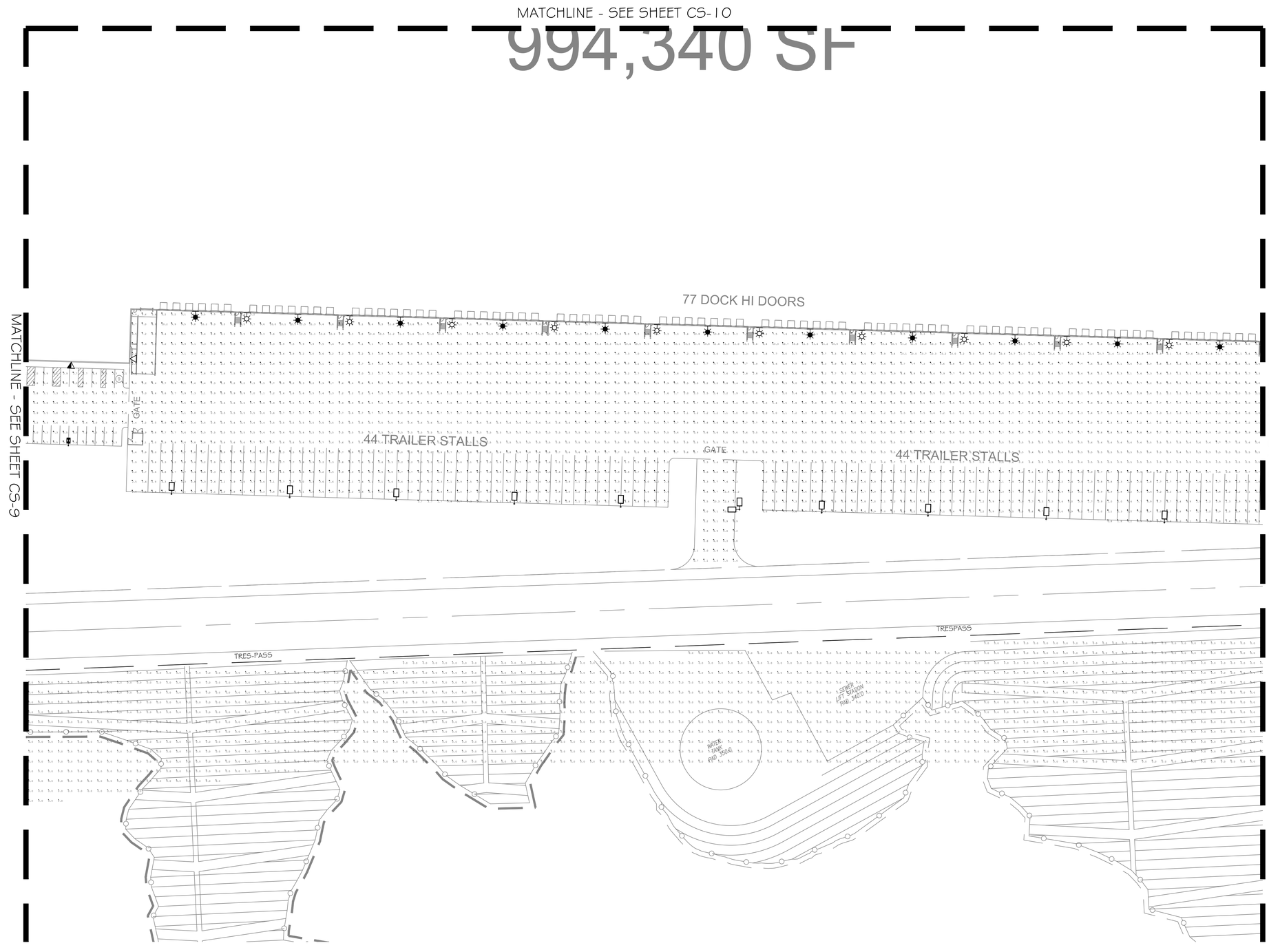
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CONCEPTUAL PLAN 10

Sheet Reference:
CS-10

Sheet: 10 of 19

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
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BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858-278-4593
858 MEDICINE ST. STE. 210, SAN DIEGO, CA 92114
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	1"-50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL
SHEET 11

Sheet Reference:

CS-11

Sheet: 11 of 19

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
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	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

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NORTH

0' 25' 50' 100'

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PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858-278-4593
858 MEDIUM ST. STE. 210, SAN DIEGO, CA 92101
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
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BEAUMONT, CA.

Client:
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18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

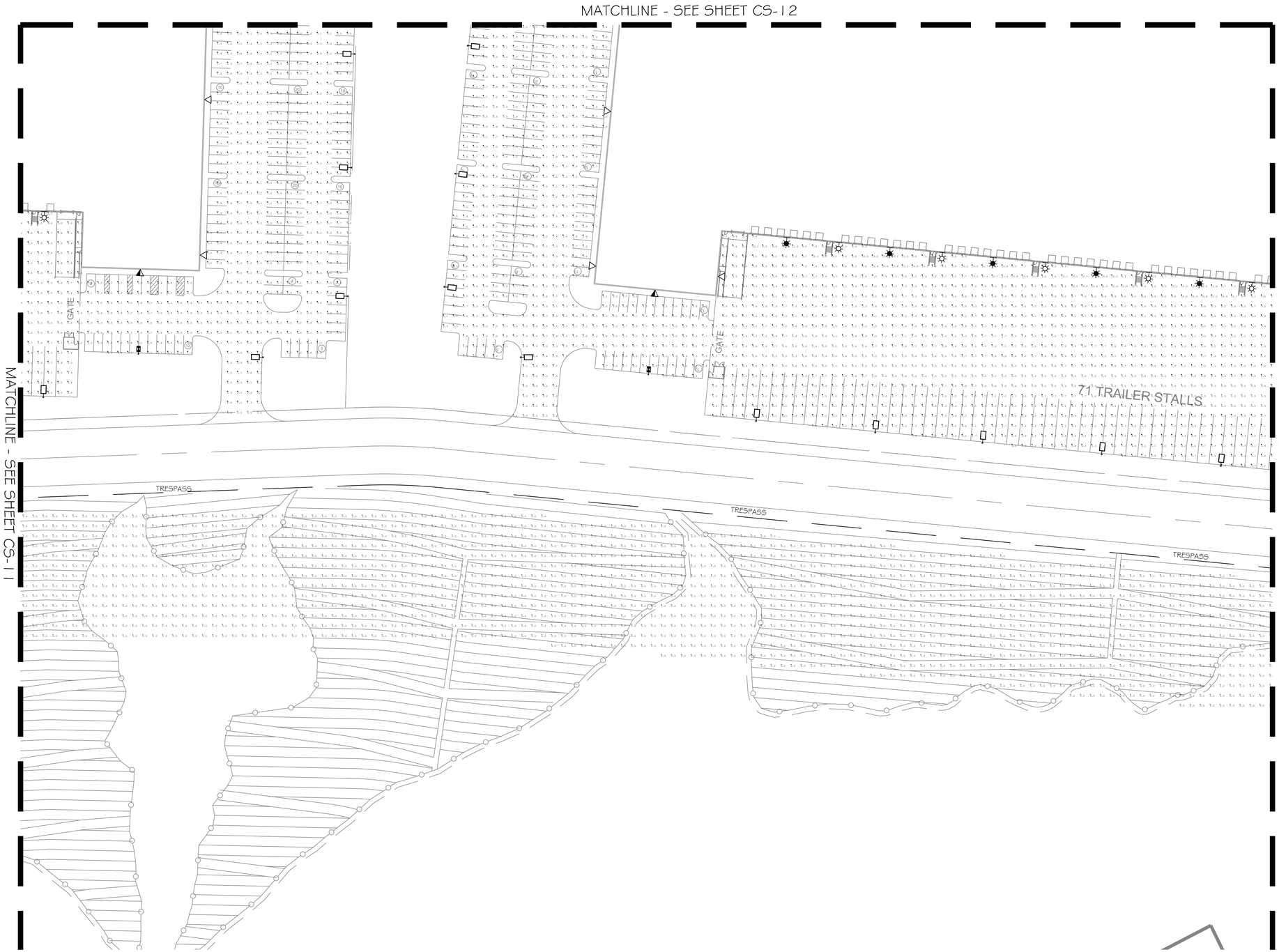
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Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 12

Sheet Reference:

CS-12

Sheet: 12 of 19



Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
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	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
BLDG2	Illuminance	Fc	3.04	13.8	0.3	10.13	46.00
BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
BLDG4	Illuminance	Fc	3.26	14.6	0.2	16.30	73.00
BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.

NORTH

0' 25' 50' 100'
SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4503
858 MEADOW ST. STE. 210, SAN DIEGO, CA 92109
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	1"=50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 13

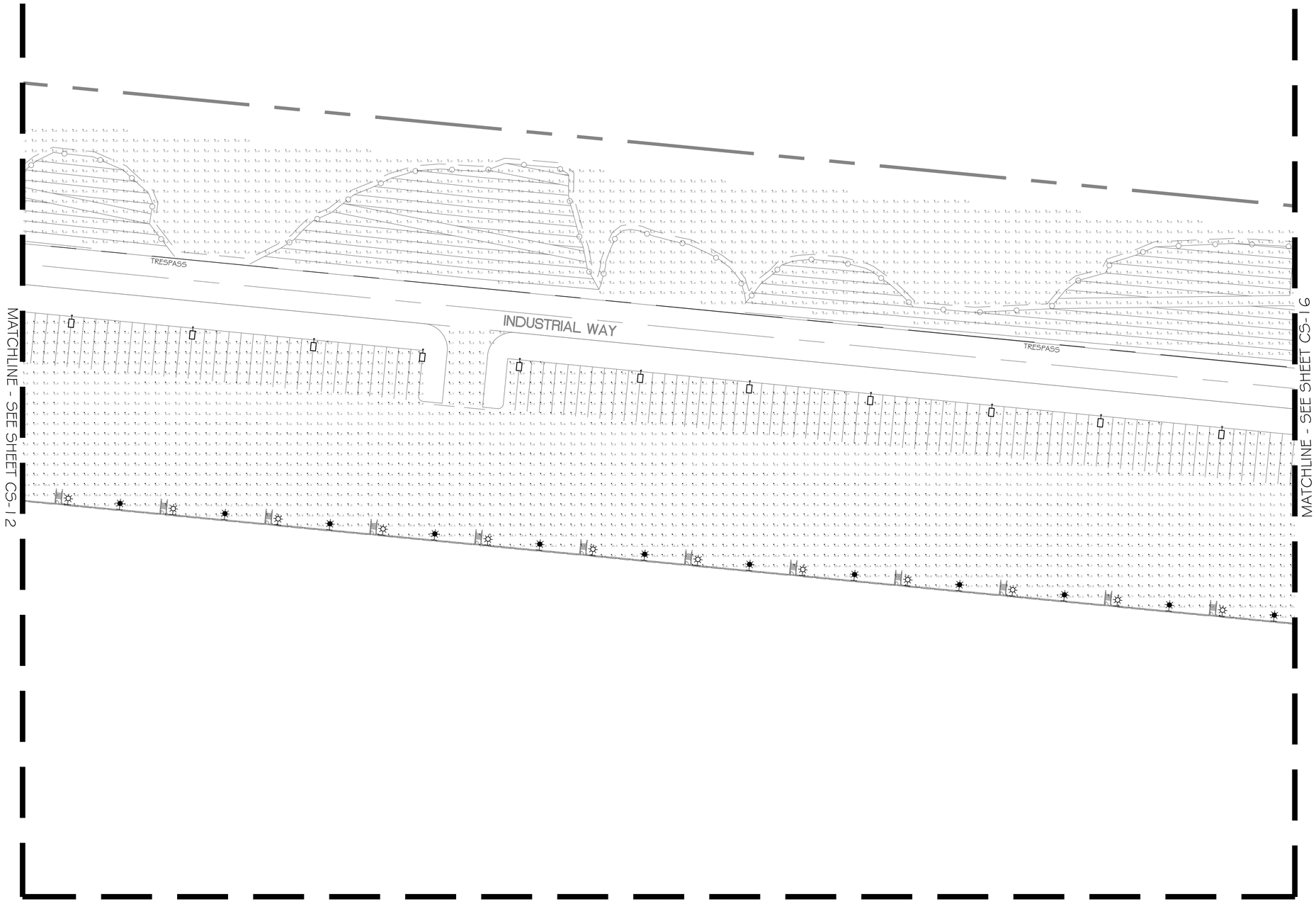
Sheet Reference:

CS-13

Sheet: 13 of 19

Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage	
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235	
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235	
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168	
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168	
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168	
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168	
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168	
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168	
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168	
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	28	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 20'	168	
	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168	
	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168	

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TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MELVILLA ST. STE. 210, SAN DIEGO, CA 92110
PH: 858-278-4593
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

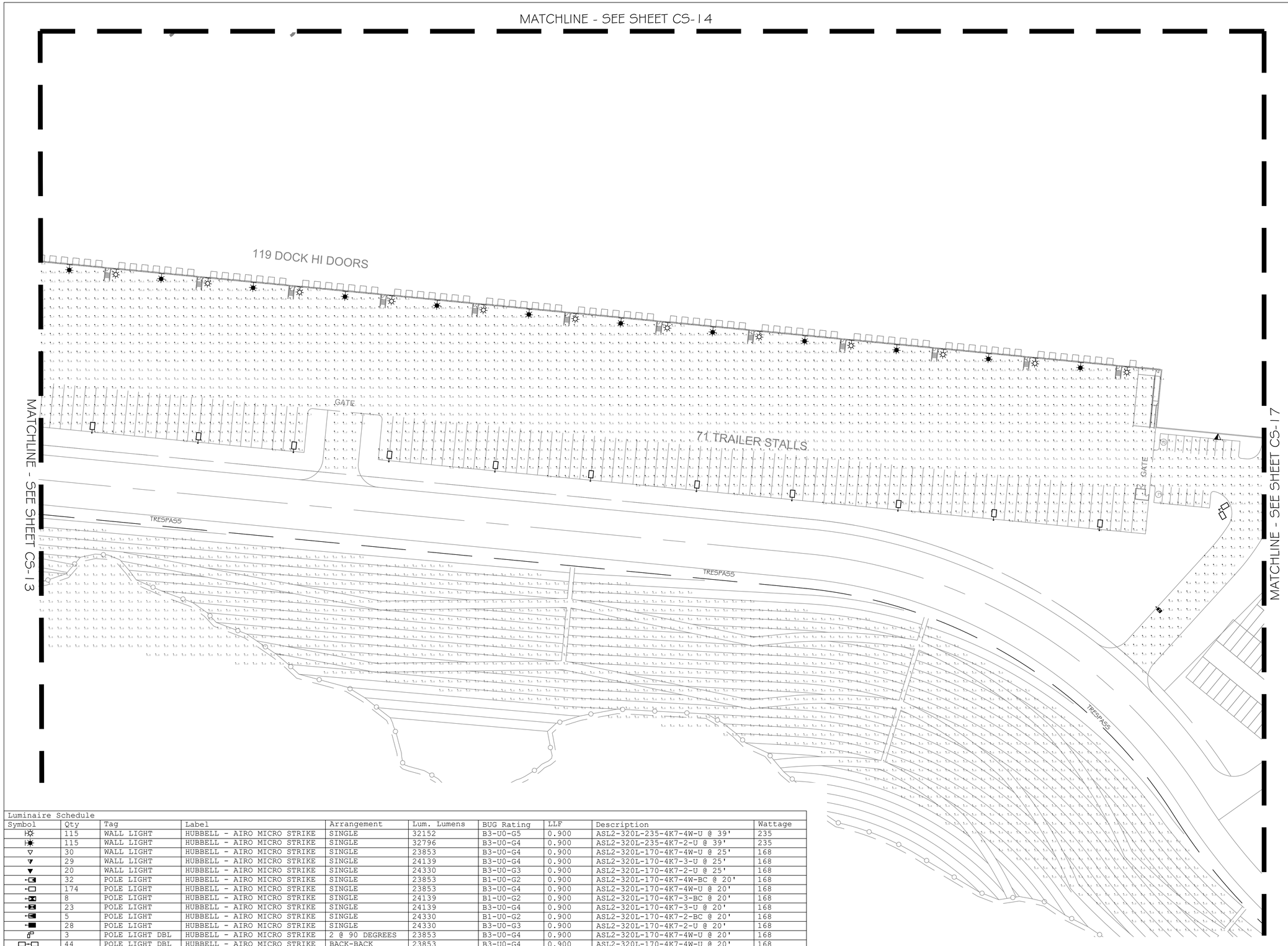
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Checked By:	KPJR
Scale:	1"= 50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 14

Sheet Reference:
CS-14

Sheet: 14 of 19



Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
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	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
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	3	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	2 @ 90 DEGREES	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
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Calculation Summary

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BLDG3	Illuminance	Fc	3.37	13.5	0.3	11.23	45.00
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BLDG5	Illuminance	Fc	3.12	14.2	0.3	10.40	47.33
RETAIL SITE	Illuminance	Fc	3.64	12.2	0.7	5.20	17.43
TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.

NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4503
858 MELODY ST. STE. 210, SAN DIEGO, CA 92106
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

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Checked By:	KPJR
Scale:	1"-50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 15

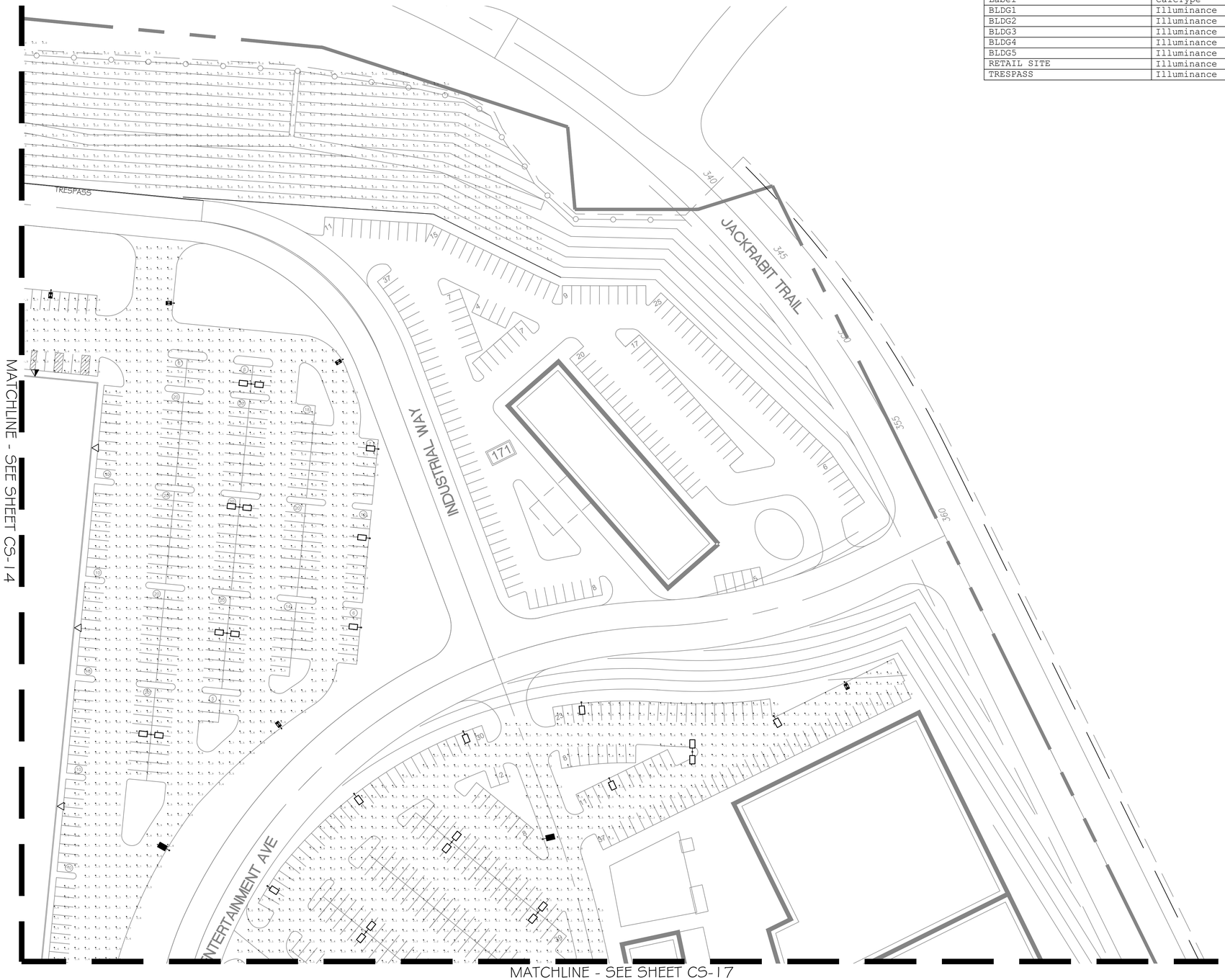
Sheet Reference:

CS-15

Sheet: 15 of 19

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	BUG Rating	LLF	Description	Wattage
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32152	B3-U0-G5	0.900	ASL2-320L-235-4K7-4W-U @ 39'	235
	115	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	32796	B3-U0-G4	0.900	ASL2-320L-235-4K7-2-U @ 39'	235
	30	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 25'	168
	29	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 25'	168
	20	WALL LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B3-U0-G3	0.900	ASL2-320L-170-4K7-2-U @ 25'	168
	32	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B1-U0-G2	0.900	ASL2-320L-170-4K7-4W-BC @ 20'	168
	174	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168
	8	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B1-U0-G2	0.900	ASL2-320L-170-4K7-3-BC @ 20'	168
	23	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24139	B3-U0-G4	0.900	ASL2-320L-170-4K7-3-U @ 20'	168
	5	POLE LIGHT	HUBBELL - AIRO MICRO STRIKE	SINGLE	24330	B1-U0-G2	0.900	ASL2-320L-170-4K7-2-BC @ 20'	168
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	44	POLE LIGHT DBL	HUBBELL - AIRO MICRO STRIKE	BACK-BACK	23853	B3-U0-G4	0.900	ASL2-320L-170-4K7-4W-U @ 20'	168

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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TRESPASS	Illuminance	Fc	0.00	0.7	0.0	N.A.	N.A.



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
858 MELROSE ST. STE. 210, SAN DIEGO, CA 92114
PH: 858-278-4503
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	1"- 50'-0"
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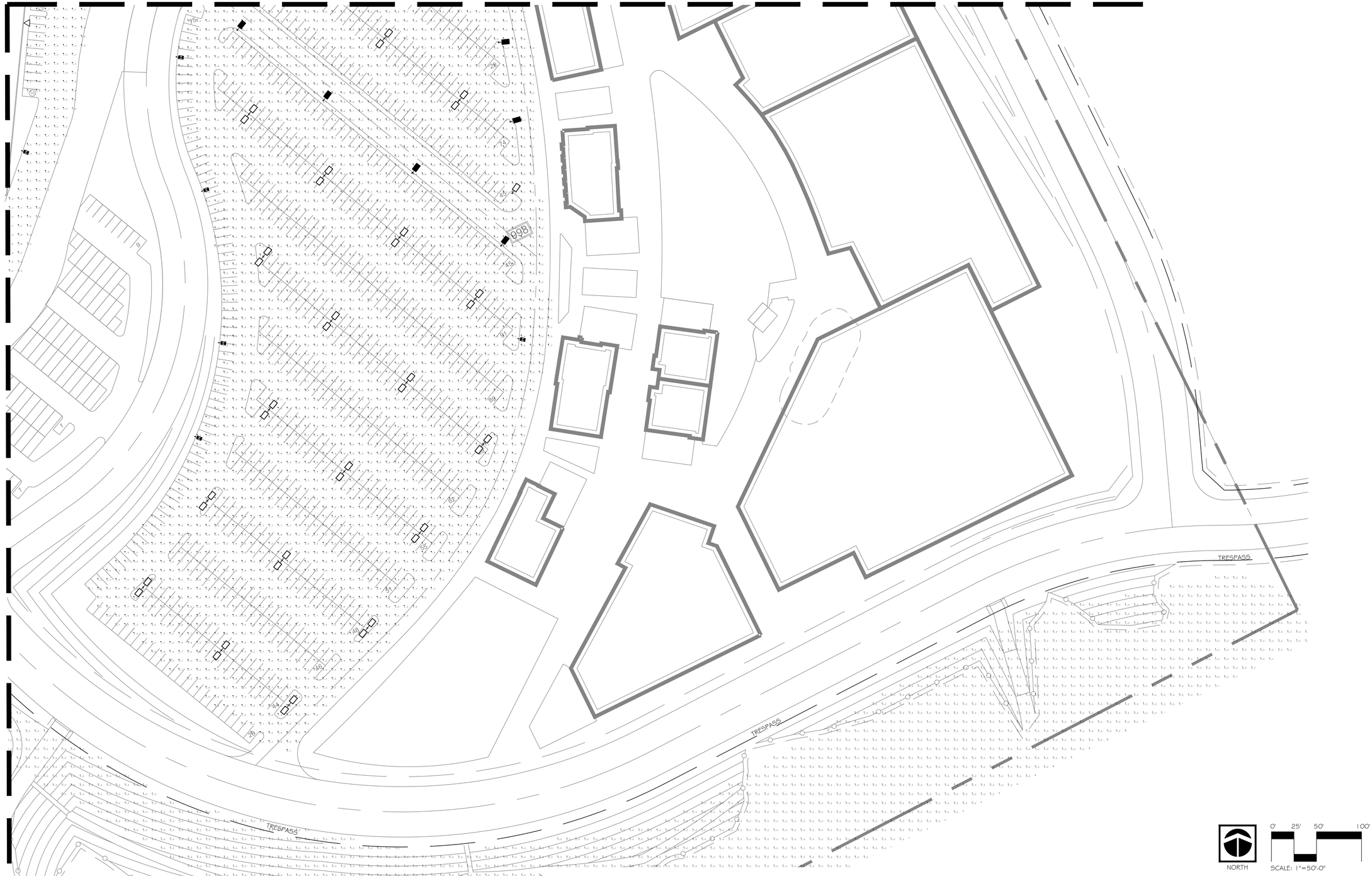
Sheet Title:
CONCEPTUAL PLAN

Sheet Reference:
CS-16

Sheet: 16 of 19

MATCHLINE - SEE SHEET CS-16

MATCHLINE - SEE SHEET CS-15



NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG1	Illuminance	Fc	3.03	14.0	0.2	15.15	70.00
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Luminaire Schedule

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PRELIMINARY - NOT FOR CONSTRUCTION

VISUAL CONCEPTS LIGHTING INC.
OFF: 858-278-4583
858 MEDIUM ST. STE. 210, SAN DIEGO, CA 92101
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	1"-50'-0"
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
CONCEPTUAL PLAN 17

Sheet Reference:

CS-17

Sheet: 17 of 19

AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

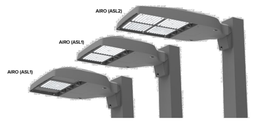
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The Airo includes a universal mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses



RELATED PRODUCTS

RAR1 Ratio | RAR2 Ratio | Cimarron LED

c US

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE | wiSCAPE

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 160, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Universal mounting block works with #2 drill pattern

INSTALLATION (CONTINUED)

- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6

CONTROLS (CONTINUED)

- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 Year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	6,000–36,000
Wattage Range	25–225
Efficacy Range (LPW)	118–148
Weight lbs. (kg)	14.5–17.5 (6.6–8.0)

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AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

Example: ASL1–80L-25–3K7–2–UNV–ASQU–SWP–F–BLT

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Distribution	Rotation/Orientation	Voltage	Mounting
ASL1 ASL Microstrike Series	**80L-25** 3,000 lm	**3K7** 3000K, 70 CRI	**2** Type II	**L** Optic rotation left	**UNV** Universal 120-277V	**ASQU** Arm Square w/ Universal Mount
	80L-39 4,500 lm	**4K7** 4000K, 70 CRI	**3** Type III	**R** Optic rotation right	**120** 120V	**A3** AS with 3.5-4.13" OD RPA3 & UM
	80L-50 6,000 lm	**5K7** 5000K, 70 CRI	**4W** Type 4W		**208** 208V	**A4** AS with 4.18-5.25" OD RPA4 & U
	160L-70 9,000 lm		**5QW** Type 5QW		**240** 240V	**A5** AS with 5.5-6.5" OD RPA5 & UM
	160L-100 12,000 lm				**277** 277V	**MAF** Mast Arm Fitter for 2-3/8" OD
	160L-115 15,000 lm				**347** 347V	
	160L-135 18,000 lm				**480** 480V	
ASL2 ASL Microstrike Series	**320L-145** 21,000 lm					
	320L-170 24,000 lm					
	320L-185 27,000 lm					
	320L-210 30,000 lm					
	320L-235 33,000 lm					

Control Options Network	
SWP[2,3]	SiteSync pre-commissioned
SWPM[1,2]	SiteSync wireless pre-commissioned w/ motion detection
NXSPW14F[1]	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSPW30F[1]	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSP14F[1]	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSP30F[1]	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXWE[1]	NX Wireless Enabled (module + radio)
Stand Alone Sensors	
SCP-BT	Remote control programmable line voltage sensor
SCP-60F	Remote control programmable line voltage sensor
Control Options Other	
7PR	7 Pin Receptacle
7PR-SC	7 Pin Receptacle with shorting cap
7PR-MD8F	7 pin receptacle with low voltage sensor at 8' mounting for external control accessory
7PR-MD40F	7 pin receptacle with low voltage sensor at 40' mounting for external control accessory
7PR-TL	7 Pin Receptacle with Photocontrol

Options	
F[3]	Fusing
BC	Backlight Control
TB[4]	Terminal Block
TE	Toolless Entry
SSF	Stainless Steel Fasteners

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Notes:
1 Not compatible with 80L configurations
2 Not compatible with 480V configurations
3 Must specify voltage
4 Not available with a combination or 347/480 and fusing

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AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

CONTROL ACCESSORIES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**SCP-Remote**	Remote Control for SCP(_F option. Order at least one per project to program and control the occupancy sensor
☐	**SWUSB**	SiteSync™ Software on USB
☐	**SWTAB**	SiteSync™ Windows Tablet
☐	**SWBRG**	SiteSync™ Wireless Bridge Node
☐	**SWFC**	SiteSync™ Field Commission Serve
☐	**SW7PR**	SiteSync™ on fixture module via 7PR
☐	**WIR-RME-L**	wiSCAPE External Fixture Module
☐	**NXOFM-1R1D-UNV**	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock

Notes:
* When ordering SiteSync at least one of these two interface options must be ordered per project
\+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle

ACCESSORIES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**ASL1-HSS-90-B-XXX**[1]	House Side Shield Back 90 deg
☐	**ASL1-HSS-90-F-XXX**[1]	House Side Shield Front 90 deg
☐	**ASL1-HSS-90-S-XXX**[1]	House Side Shield Side 90 deg
☐	**ASL1-HSS-270-BSS-XXX**[1]	House Side Shield Back, Side & Side 270 deg
☐	**ASL1-HSS-270-FSS-XXX**[1]	House Side Shield Front, Side & Side 270 deg
☐	**ASL1-HSS-270-FSB-XXX**[1]	House Side Shield Front, Side & Back 270 deg
☐	**ASL1-HSS-360-XXX**[1]	House Side Shield 360 deg
☐	**ASL2-HSS-90-B-XXX**[1]	House Side Shield Back 90 deg
☐	**ASL2-HSS-90-F-XXX**[1]	House Side Shield Front 90 deg
☐	**ASL2-HSS-90-S-XXX**[1]	House Side Shield Side 90 deg
☐	**ASL2-HSS-270-BSS-XXX**[1]	House Side Shield Back, Side & Side 270 deg
☐	**ASL2-HSS-270-FSS-XXX**[1]	House Side Shield Front, Side & Side 270 deg
☐	**ASL2-HSS-270-FSB-XXX**[1]	House Side Shield Front, Side & Back 270 deg
☐	**ASL2-HSS-360-XXX**[1]	House Side Shield 360 deg
☐	**ASL-MAF**	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms
☐	**SETA2.XX**[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
☐	**RETA2-XX**[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CL1S-RPA4-ACC-XX for each luminaire
☐	**RARBCB0L**	Backlight Control 80L
☐	**RARBC160L**	Backlight Control 160L
☐	**RARBC320L**	Backlight Control 320L
☐	**RARBC480L**	Backlight Control 480L
☐	**CL1S-RPA4-ACC-XX**[1]	Round Pole Adapter (* denotes pole diameter; 3 = 3 ¼" -3 ½", 4" = 3 7/8" – 6")
☐	**ASL-ARMMTG-XX**[1]	Arm mounting kit for side of pole attachment
☐	**WB-AREA-XX**[1]	Wall bracket, Compatible with standard arm mount option
☐	**ASL-MAF**	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms

1 Replace XX or XXX with color choice, eg.: DB for Dark Bronze or BLT for Black Matte Textured

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AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
ASL1	25	25.4	2	3430	135	2	0	2	3413	134	2	0	2	3225	127	2	0	2
			3	3465	136	2	0	2	3448	136	2	0	2	3259	128	2	0	2
			4W	3401	134	2	0	3	3384	133	2	0	3	3198	126	2	0	3
			5QW	3483	137	4	0	2	3466	136	4	0	2	3274	129	4	0	2
	40	38.0	2	5237	138	3	0	3	5211	137	3	0	3	4924	130	3	0	3
			3	5292	139	2	0	2	5265	139	2	0	2	4976	131	2	0	2
			4W	5193	137	2	0	3	5168	136	2	0	3	4883	129	2	0	3
			5QW	5318	140	4	0	2	5292	139	4	0	2	4999	132	4	0	2
	50	49.7	2	6294	127	2	0	2	6263	126	2	0	2	5918	119	2	0	2
			3	6360	128	2	0	2	6328	127	2	0	2	5980	120	2	0	2
			4W	6242	126	2	0	3	6211	125	2	0	3	5869	118	2	0	3
			5QW	6392	129	4	0	2	6360	128	4	0	2	6008	121	4	0	2
	70	68.4	2	9461	138	3	0	3	9414	138	3	0	3	8897	130	3	0	3
			3	9560	140	2	0	2	9513	139	2	0	2	8989	131	2	0	2
			4W	9383	137	2	0	3	9336	136	2	0	3	8822	129	2	0	3
			5QW	9608	140	4	0	2	9560	140	4	0	2	9032	132	4	0	2
	100	88.0	2	11945	136	2	0	2	11886	135	2	0	2	11232	128	2	0	2
			3	12070	137	2	0	2	12010	136	2	0	2	11349	129	2	0	2
			4W	11846	135	2	0	3	11787	134	2	0	3	11139	127	2	0	3
			5QW	12131	138	4	0	2	12070	137	4	0	2	11403	130	4	0	2
	115	109.7	2	15683	143	2	0	2	15605	142	2	0	2	14977	137	2	0	2
			3	15486	141	2	0	2	15411	140	2	0	2	14819	135	2	0	2
			4W	15305	140	2	0	3	15232	139	2	0	3	14646	134	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	18089	136	3	0	3	17999	135	3	0	3	17275	130	3	0	3
			3	17861	134	2	0	2	17776	133	2	0	2	17092	128	2	0	2
			4W	17653	132	2	0	3	17569	132	2	0	3	16893	127	2	0	3
			5QW	18155	136	4	0	2	18064	136	4	0	2	17338	130	4	0	2

ASL2 Performance Data on next page

1 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

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AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
ASL2	145	143.0	2	21007	147	3	0	4	20902	146	3	0	4	20061	140	3	0	4
			3	20842	146	3	0	4	20738	145	3	0	4	19904	139	3	0	4
			4W	20595	144	3	0	5	20492	143	3	0	5	19668	138	3	0	5
			5QW	21130	148	5	0	4	21024	147	5	0	4	20179	141	5	0	4
	170	168.0	2	24447	146	3	0	4	24325	145	3	0	4	23347	139	3	0	4
			3	24256	144	3	0	4	24134	144	3	0	4	23164	138	3	0	4
			4W	23968	143	3	0	5	23848	142	3	0	5	22889	136	3	0	5
			5QW	24591	146	5	0	4	24468	146	5	0	4	23484	140	5	0	4
	185	185.0	2	26651	144	4	0	5	26518	143	4	0	5	25452	138	4	0	5
			3	26442	143	3	0	4	26310	142	3	0	4	25252	136	3	0	4
			4W	26129	141	4	0	5	25998	141	4	0	5	24953	135	4	0	5
			5QW	26808	145	5	0	5	26674	144	5	0	5	25602	138	5	0	5
	210	210.0	2	29880	142	3	0	4	29731	142	3	0	4	28535	136	3	0	4
			3	29646	141	3	0	4	29497	140	3	0	4	28312	135	3	0	4
			4W	29294	139	3	0	5	29148	139	3	0	5	27976	133	3	0	5
			5QW	30056	143	5	0	4	29905	142	5	0	4	28703	137	5	0	4
	235	235.0	2	32959	140	3	0	4	32794	140	3	0	4	31475	134	3	0	4
			3	32700	139	3	0	4	32537	138	3	0	4	31229	133	3	0	4
			4W	32312	137	3	0	5	32151	137	3	0	5	30858	131	3	0	5
			5QW	33152	141	5	0	4	32987	140	5	0	4	31661	135	5	0	4
	255	261.2	2	36218	139	4	0	5	36037	138	4	0	5	34588	132	4	0	5
			3	35934	138	3	0	4	35754	137	3	0	4	34317	131	3	0	4
			4W	35508	136	4	0	5	35330	135	4	0	5	33910	130	4	0	5
			5QW	36431	139	5	0	5	36249	139	5	0	5	34792	133	5	0	5

1 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

MATCHLINE - SEE SHEET CS-2

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AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ELECTRICAL DATA

Family	Nominal Wattage	Input Voltage (Volts)	Current (AMPS)	System Power (Watts)
AIRO (ASL1)	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
		347	0.07	
		480	0.05	
	40	120	0.32	38
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.41	49.7
		208	0.24	
		240	0.21	
		277	0.18	
		347	0.14	
		480	0.10	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
		347	0.20	
		480	0.14	
	100	120	0.73	88
		208	0.42	
		240	0.37	
		277	0.32	
		347	0.25	
		480	0.18	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

AIRO (ASL1) Next Page

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OFF: 858-278-4593
858 MELROSE ST. STE. 210, SAN DIEGO, CA 92114
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	N/A
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
DETAILS
PLAN

Sheet Reference:
CS-18

Sheet: 18 of 19

PRELIMINARY - NOT FOR CONSTRUCTION

AIRO Micro Strike
AREA/SITE/ROAD LIGHTER

ELECTRICAL DATA (CONT'D)

Family	Nominal Wattage	Input Voltage (Volts)	Current (AMPS)	System Power (Watts)
AIRO (ASL2)	145	120	1.19	143.0
		208	0.69	
		240	0.60	
		277	0.52	
		347	0.41	
		480	0.30	
	170	120	1.40	168.0
		208	0.81	
		240	0.70	
		277	0.61	
		347	0.48	
		480	0.35	
	185	120	1.54	185.0
		208	0.89	
		240	0.77	
		277	0.67	
		347	0.53	
		480	0.39	
	210	120	1.75	210.0
		208	1.01	
		240	0.88	
		277	0.76	
		347	0.61	
		480	0.44	
	235	120	1.96	235.0
		208	1.13	
		240	0.98	
		277	0.85	
		347	0.68	
		480	0.49	
	255	120	2.18	261.2
		208	1.26	
		240	1.09	
		277	0.94	
		347	0.75	
		480	0.54	

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HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

AIRO Micro Strike
AREA/SITE/ROAD LIGHTER

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11[1] L96 60,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

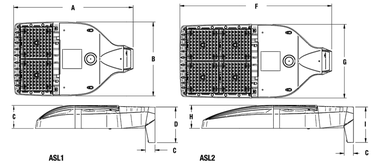
1. Projected per IESNA TM-21-11 (^ Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97
50° C	122° F	0.94

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

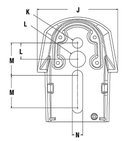
DIMENSIONS



	Weight
ASL1	14.47 lbs (6.56 kgs)
ASL2	17.47 lbs (7.92 kgs)

ASL1

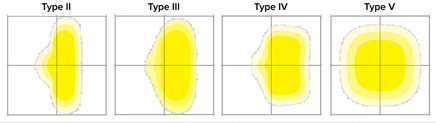
A	B	C	D	E	F	G	H	I	ASL1 EPA@0°	ASL2 EPA@0°	ASL1 w/ HSS	ASL2 w/ HSS
18.9" 480mm	11.7" 297mm	3.7" 94mm	5.65" 144mm	1.5" 38mm	24.0" 610mm	11.7" 297mm	3.7" 94mm	5.62" 143mm	.46 ft.² .14 m²	.56 ft.² .17 m²	.73 ft.² .22 m²	1.01 ft.² .31 m²



J	K	L	M	N
4.33" 480mm	.562" 297mm	.875" 94mm	1.75" 610mm	.562" 297mm

PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.



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HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

AIRO Micro Strike
AREA/SITE/ROAD LIGHTER

ADDITIONAL INFORMATION (CONT'D)

OCCUPANCY SENSOR

- Individual fixture control
- Dims product when space is not occupied



7-PIN RECEPTACLE

- Compatible with 3-pin, 5-pin or 7-pin photocontrols
- Turns fixture on when sun sets, off when sun rises
- Wireless networked solution
- For use with a variety of control platforms

*Additional accessories required.



NX

NX DISTRIBUTED™ INTELLIGENCE

Hubbell Controls Solutions' NX Distributed Intelligence™ platform delivers a lighting control solution capable of seamlessly connecting exterior and interior applications.

- Standalone or networked fixture control
- Astronomical time schedules
- BACnet building networking
- Connects with indoor wired, wireless or hybrid networks
- Wireless setup via app
- Occupancy Sensor option dims product when space is not occupied



SITESYNC LIGHTING CONTROL

SiteSync Lighting Control

SiteSync Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.

- Pre-commissioning options available
- Standalone or networked fixture control
- Astronomical time schedules
- Occupancy Sensor option dims product when space is not occupied



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HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

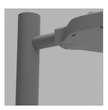
AIRO Micro Strike
AREA/SITE/ROAD LIGHTER

ADDITIONAL INFORMATION (CONT'D)

MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor 83 drill pattern.

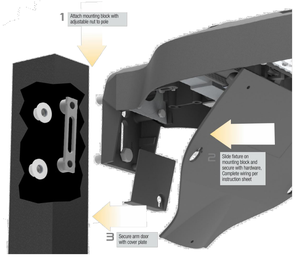


MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.

Universal Mount – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5".



ACCESSORY



ROUND POLE ADAPTER



WB-AREA-XX



SPOKE BRACKET (single arm shown)
Horizontal round arm tenon adapters for use with MAF mounting type or accessory kit. Reference SH Spoke Pole Top Brackets for ordering information.

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AIRO Micro Strike
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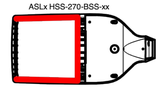
ADDITIONAL INFORMATION (CONT'D)

CONFIGURATIONS

ASLx HSS-90-B-xx



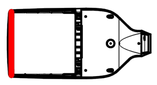
ASLx HSS-270-BSS-xx



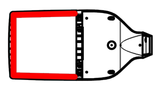
ASLx HSS-360-xx



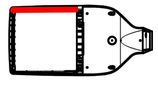
ASLx HSS-90-F-xx



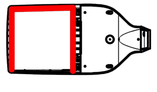
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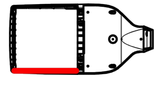
ASLx HSS-90-S-xx



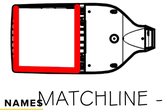
ASLx HSS-270-FSB-xx



ASLx HSS-90-S-xx



ASLx HSS-270-FSB-xx



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MATCHLINE - SEE SHEET CS-2

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VISUAL CONCEPTS LIGHTING INC.
858-278-4593
858 MEDICAL CT. STE. 210, SAN DIEGO, CA 92121
WWW.VISUALCONCEPTSINC.COM

Project:
BEAUMONT POINTE
SITE LIGHTS
BEAUMONT, CA.

Client:
JRT PB1, LLC
18032 LEMON DE. STE. 367
YORBA LINDA, CA 92886

REGISTERED PROFESSIONAL ENGINEER
MARIO A. PEREZ
E22246
Exp. 3-31-22
ELECTRICAL
STATE OF CALIFORNIA

Revisions:

Sheet Info:

Drawn By:	AZ
Checked By:	KPJR
Scale:	N/A
Date:	2/18/2021
Job No.:	JRT21/02011

Sheet Title:
DETAILS
PLAN

Sheet Reference:
CS-19

Sheet: 19 of 19

PRELIMINARY - NOT FOR CONSTRUCTION

1. Please provide the information requested below regarding the staffing for each of the stations serving the Beaumont Pointe Specific Plan Project Site, as well as any other station(s) not noted but pertinent

LOCATION	DAILY STAFFING	TOTAL STAFFING
Beaumont Police Department Station 660 Orange Ave Beaumont, CA 92223		50 sworn staff members and includes: patrol officers, detectives, and a sergeant; task force members; motor officers; community policing team member; multiple enforcement team members; and 2 K-9 unit 18 non-sworn staff members which includes: two animal control officers (Beaumont and one City contract); one tribal contract; one support services supervisor; nine dispatchers; three records staff, and one evidence clerk
Other Station (relevant)		

Source: City of Beaumont General Plan 2040 Program DEIR

2. What is Beaumont Police Department's (BPD) response time goal (in minutes) for responding to emergency and nonemergency calls in the service area?

   Less than 4 minutes for emergencies, and nonemergency response times vary based on priority.

3. What is BPD's current average response time (in minutes) for emergency and nonemergency calls?

   Less than 4 minutes for emergencies, and nonemergency response times vary based on priority.

4. Are there any existing deficiencies (personnel, equipment) in the police protection service currently provided to the Project Site?

   None.

5. Please summarize any plans for police improvement plans or expanded capacity (personnel, equipment), if any, that would serve the Project Site.

   As the City population continues to grow, the Beaumont Police Department is anticipating an 8% increase in sworn personnel and 12% increase in support staffing.

   a. What are the funding sources for the planned improvements?

      General Fund

6. Given the existing level of resources (stations, equipment, personnel), does BPD anticipate that it will have adequate resources to meet the additional demands that would be generated as a result of development that would be accommodated by the Beaumont Pointe Specific Plan project?

   The department is expanding into an additional off-site facility to accommodate the growth. The department is also developing a downtown bike patrol program.

   a. If not, please summarize any additional resources that would be needed.

      None.

7. Will the BPD be able to serve any known cumulative developments in addition to the proposed Project?

   Yes.

   b. Please summarize any additional resources (stations, equipment, personnel) needed.

      N/A

8. What are the primary sources of funding for BPD operations and improvements?

   The primary funding source is the City's General Fund. The department also utilizes grant funding and other sources for specific equipment and enforcement programs.

9. Please provide any additional comments and/or information you wish to make regarding police service in the Project Site related to the Project.

   None.

Responses Prepared By:

Christopher Ramos	Police Sergeant
Name	Title
Beaumont Police Department	March 1, 2022
Agency	Date

August 9, 2021

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

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

Dear Mr. Mike Masterson:

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

PROPOSED PROJECT

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

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

CONSTRUCTION EMISSIONS

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

The Existing General Plan alternative scenario, approximately 10,000,000 cubic yards of cut and fill would be required during grading activities. As identified in the 2021 AQIA, the Project would require a total of up to 12,347160 cubic yards of cut and 12,374,261 cubic yards of fill. As such, Existing General Plan grading-related emissions would be less than what was previously analyzed in the 2021 AQIA.

OPERATIONAL EMISSIONS

EXISTING GENERAL PLAN EMISSIONS SUMMARY

TABLE 3: EXISTING GENERAL PLAN OPERATIONAL EMISSIONS SUMMARY

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source	19.38	6.72	34.29	0.04	0.69	0.69
Energy Source	0.32	2.74	1.16	0.02	0.22	0.22
Mobile Source	10.08	12.43	98.55	0.24	26.54	7.20
Total Maximum Daily Emissions	**29.78**	**21.88**	**134.00**	**0.29**	**27.45**	**8.11**
Winter						
Area Source	19.38	6.72	34.29	0.04	0.69	0.69
Energy Source	0.32	2.74	1.16	0.02	0.22	0.22
Mobile Source	8.56	13.21	87.45	0.22	26.54	7.20
Total Maximum Daily Emissions	**28.26**	**22.66**	**122.90**	**0.28**	**27.45**	**8.11**

TABLE 4: EXISTING GENERAL PLAN EMISSIONS SUMMARY

Emission Source	Total CO_2e
Area Source	99.13
Energy Source	864.01
Mobile Source	3,842.04
Waste	225.78
Water Usage	100.06
Total CO_2E (All Sources)	**5,131.02**

REDUCED DEVELOPMENT AND INTENSITY ALTERNATIVE EMISSIONS SUMMARY

TABLE 5: REDUCED DEVELOPMENT AND INTENSITY ALTERNATIVE OPERATIONAL EMISSIONS SUMMARY

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source	101.18	0.01	0.87	6.00E-05	3.08E-03	3.08E-03
Energy Source	1.41	12.78	10.73	0.20	0.97	0.97
Mobile Source	52.88	302.73	519.31	2.58	187.20	53.38
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
Total Maximum Daily Emissions	**156.97**	**327.60**	**542.13**	**2.83**	**188.64**	**54.78**
Winter						
Area Source	101.18	0.01	0.87	6.00E-05	3.08E-03	3.08E-03
Energy Source	1.41	12.78	10.73	0.20	0.97	0.97
Mobile Source	45.35	319.95	468.27	2.50	187.20	53.39
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
Total Maximum Daily Emissions	**149.44**	**344.82**	**491.09**	**2.75**	**188.64**	**54.79**

TABLE 6: REDUCED DEVELOPMENT AND INTENSITY ALTERNATIVE EMISSIONS SUMMARY

Emission Source	Total CO_2e
Area Source	0.23
Energy Source	4,594.65
Mobile Source	39,912.53
Transportation Refrigeration Units	0.00
On-Site Equipment Source	768.82
Waste	2,578.54
Water Usage	152.81
Total CO_2E (All Sources)	**48,007.58**

REDUCED INTENSITY (10% REDUCTION) EMISSIONS SUMMARY

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

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source	111.16	0.01	0.97	7.00E-05	3.46E-03	3.46E-03
Energy Source	1.44	13.09	10.99	0.08	0.99	0.99
Mobile Source	57.96	331.42	568.72	2.82	204.16	58.21
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.71	13.70	12.71	0.05	0.52	0.48
Total Maximum Daily Emissions	**172.27**	**358.22**	**593.39**	**2.95**	**205.69**	**59.69**
Winter						
Area Source	111.16	0.01	0.97	7.00E-05	3.46E-03	3.46E-03
Energy Source	1.44	13.09	10.99	0.08	0.99	0.99
Mobile Source	49.69	350.29	512.84	2.73	204.17	58.22
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.71	13.70	12.71	0.05	0.52	0.48
Total Maximum Daily Emissions	**164.00**	**377.09**	**537.51**	**2.87**	**205.69**	**59.70**

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

Emission Source	Total CO_2e
Area Source	0.25
Energy Source	4,777.22
Mobile Source	43,168.07
Transportation Refrigeration Units	0.00
On-Site Equipment Source	871.32
Waste	2,586.41
Water Usage	152.81
Total CO_2E (All Sources)	**51,556.08**

TRUCK STORAGE YARD ALTERNATIVE EMISSIONS SUMMARY

TABLE 9: TRUCK STORAGE YARD ALTERNATIVE OPERATIONAL EMISSIONS SUMMARY

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source	102.21	0.01	0.87	6.00E-05	3.10E-03	3.10E-03
Energy Source	1.51	13.68	11.50	0.08	1.04	1.04
Mobile Source	57.25	307.08	553.46	2.65	195.47	55.62
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
Total Maximum Daily Emissions	**162.47**	**332.85**	**577.04**	**2.78**	**196.97**	**57.09**
Winter						
Area Source	102.21	0.01	0.87	6.00E-05	3.10E-03	3.10E-03
Energy Source	1.51	13.68	11.50	0.08	1.04	1.04
Mobile Source	48.94	324.57	499.39	2.57	195.47	55.63
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
Total Maximum Daily Emissions	**154.16**	**350.34**	**522.97**	**2.70**	**196.98**	**57.10**

TABLE 10: TRUCK STORAGE YARD ALTERNATIVE EMISSIONS SUMMARY

Emission Source	Total CO_2e
Area Source	0.23
Energy Source	4,856.01
Mobile Source	40,201.40
Transportation Refrigeration Units	0.00
On-Site Equipment Source	768.82
Waste	2,676.02
Water Usage	152.81
Total CO_2E (All Sources)	**48,655.28**

CALEEMOD OUTPUTS

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

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

Beaumont Pointe Alternatives (Existing General Plan Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

		Highest		

2.2 Overall Operational

Unmitigated Operational

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

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3550	0.1249	3.9817	7.2000e-004		0.0283	0.0283		0.0283	0.0283	0.0000	98.4281	98.4281	7.9500e-003	1.6900e-003	99.1294
Energy	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	859.1001	859.1001	0.0353	0.0135	864.0069
Mobile	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422
Waste						0.0000	0.0000		0.0000	0.0000	91.1328	0.0000	91.1328	5.3858	0.0000	225.7776
Water						0.0000	0.0000		0.0000	0.0000	7.9168	65.7505	73.6672	0.8188	0.0199	100.0612
Total	**4.9567**	**2.9843**	**20.2573**	**0.0434**	**4.6152**	**0.0997**	**4.7149**	**1.2326**	**0.0977**	**1.3304**	**99.0495**	**4,807.6207**	**4,906.6703**	**6.4305**	**0.2134**	**5,131.0173**

	ROG	NOx	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**	**2.44**	**2.40**	**0.16**	**0.58**	**2.30**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 152.05

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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 Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422
Unmitigated	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	3,616.02	3,653.82	3274.65	12,208,292	12,208,292
Total	3,616.02	3,653.82	3,274.65	12,208,292	12,208,292

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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

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

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	280.9620	280.9620	0.0242	2.9100e-003	282.4333
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	401.3743	401.3743	0.0346	4.1500e-003	403.4761
NaturalGas Mitigated	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	578.1381	578.1381	0.0111	0.0106	581.5736
NaturalGas Unmitigated	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	578.1381	578.1381	0.0111	0.0106	581.5736

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

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

Mitigated

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

6.0 Area Detail

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

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

6.1 Mitigation Measures Area

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

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

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

6.2 Area by SubCategory

Unmitigated

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

6.2 Area by SubCategory

Mitigated

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

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	73.6672	0.8188	0.0199	100.0612
Unmitigated	73.6672	0.8188	0.0199	100.0612

7.2 Water by Land Use

Unmitigated

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

7.2 Water by Land Use

Mitigated

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

8.2 Waste by Land Use

Unmitigated

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

Mitigated

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

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

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

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

Beaumont Pointe Alternatives (Existing General Plan Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 152.05

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

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

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

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.0829	12.4251	98.5464	0.2351	26.3693	0.1742	26.5436	7.0333	0.1633	7.1966		24,850.8830	24,850.8830	1.1103	1.0768	25,199.5217
Unmitigated	10.0829	12.4251	98.5464	0.2351	26.3693	0.1742	26.5436	7.0333	0.1633	7.1966		24,850.8830	24,850.8830	1.1103	1.0768	25,199.5217

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		
Single Family Housing	3,616.02	3,653.82	3274.65	12,208,292	12,208,292
Total	3,616.02	3,653.82	3,274.65	12,208,292	12,208,292

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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

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

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
NaturalGas Unmitigated	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29681.9	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Total		**0.3201**	**2.7354**	**1.1640**	**0.0175**		**0.2212**	**0.2212**		**0.2212**	**0.2212**		**3,491.9897**	**3,491.9897**	**0.0669**	**0.0640**	**3,512.7408**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29.6819	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Total		**0.3201**	**2.7354**	**1.1640**	**0.0175**		**0.2212**	**0.2212**		**0.2212**	**0.2212**		**3,491.9897**	**3,491.9897**	**0.0669**	**0.0640**	**3,512.7408**

6.0 Area Detail

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

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Unmitigated	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.5882	8,110.5882	0.1555	0.1487	8,158.7854
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
Total	**19.3753**	**6.7171**	**34.2871**	**0.0422**		**0.6889**	**0.6889**		**0.6889**	**0.6889**	**0.0000**	**8,167.5171**	**8,167.5171**	**0.2100**	**0.1487**	**8,217.0785**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.5882	8,110.5882	0.1555	0.1487	8,158.7854
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
Total	**19.3753**	**6.7171**	**34.2871**	**0.0422**		**0.6889**	**0.6889**		**0.6889**	**0.6889**	**0.0000**	**8,167.5171**	**8,167.5171**	**0.2100**	**0.1487**	**8,217.0785**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Beaumont Pointe Alternatives (Existing General Plan Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 152.05

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

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

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

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.5647	13.2102	87.4497	0.2183	26.3693	0.1744	26.5437	7.0333	0.1634	7.1967		23,075.5453	23,075.5453	1.1342	1.0992	23,431.4616
Unmitigated	8.5647	13.2102	87.4497	0.2183	26.3693	0.1744	26.5437	7.0333	0.1634	7.1967		23,075.5453	23,075.5453	1.1342	1.0992	23,431.4616

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		
Single Family Housing	3,616.02	3,653.82	3274.65	12,208,292	12,208,292
Total	3,616.02	3,653.82	3,274.65	12,208,292	12,208,292

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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

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

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
NaturalGas Unmitigated	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29681.9	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Total		**0.3201**	**2.7354**	**1.1640**	**0.0175**		**0.2212**	**0.2212**		**0.2212**	**0.2212**		**3,491.9897**	**3,491.9897**	**0.0669**	**0.0640**	**3,512.7408**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29.6819	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Total		**0.3201**	**2.7354**	**1.1640**	**0.0175**		**0.2212**	**0.2212**		**0.2212**	**0.2212**		**3,491.9897**	**3,491.9897**	**0.0669**	**0.0640**	**3,512.7408**

6.0 Area Detail

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

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Unmitigated	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.5882	8,110.5882	0.1555	0.1487	8,158.7854
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
Total	**19.3753**	**6.7171**	**34.2871**	**0.0422**		**0.6889**	**0.6889**		**0.6889**	**0.6889**	**0.0000**	**8,167.5171**	**8,167.5171**	**0.2100**	**0.1487**	**8,217.0785**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.5882	8,110.5882	0.1555	0.1487	8,158.7854
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
Total	**19.3753**	**6.7171**	**34.2871**	**0.0422**		**0.6889**	**0.6889**		**0.6889**	**0.6889**	**0.0000**	**8,167.5171**	**8,167.5171**	**0.2100**	**0.1487**	**8,217.0785**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
Energy	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	121.2203	121.2203	5.8200e-003	1.8100e-003	121.9038
Mobile	0.2139	0.2853	1.9181	4.3100e-003	0.4960	3.4700e-003	0.4995	0.1325	3.2500e-003	0.1357	0.0000	412.8454	412.8454	0.0231	0.0212	419.7329
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0288	0.1773	0.2061	2.9700e-003	7.0000e-005	0.3016
Total	**0.3840**	**0.3487**	**1.9718**	**4.6900e-003**	**0.4960**	**8.2900e-003**	**0.5043**	**0.1325**	**8.0700e-003**	**0.1406**	**46.3107**	**534.2439**	**580.5546**	**2.7670**	**0.0231**	**656.6009**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
Energy	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	110.7782	110.7782	4.9200e-003	1.7000e-003	111.4070
Mobile	0.2139	0.2853	1.9181	4.3100e-003	0.4960	3.4700e-003	0.4995	0.1325	3.2500e-003	0.1357	0.0000	412.8454	412.8454	0.0231	0.0212	419.7329
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0288	0.1773	0.2061	2.9700e-003	7.0000e-005	0.3016
Total	**0.3840**	**0.3487**	**1.9718**	**4.6900e-003**	**0.4960**	**8.2900e-003**	**0.5043**	**0.1325**	**8.0700e-003**	**0.1406**	**46.3107**	**523.8019**	**570.1126**	**2.7661**	**0.0230**	**646.1042**

	ROG	NOx	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**	**1.95**	**1.80**	**0.03**	**0.48**	**1.60**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

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

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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	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
Total		**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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.2932e+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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

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

Mitigated

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

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	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
Unmitigated	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003

6.2 Area by SubCategory

Unmitigated

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

6.2 Area by SubCategory

Mitigated

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

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	0.2061	2.9700e-003	7.0000e-005	0.3016
Unmitigated	0.2061	2.9700e-003	7.0000e-005	0.3016

7.2 Water by Land Use

Unmitigated

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

7.2 Water by Land Use

Mitigated

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

8.2 Waste by Land Use

Unmitigated

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

Mitigated

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

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 Alternatives (Reduced Development Area and Intensity Bowling Alley Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4919	2.6114	20.0268	0.0444	4.9102	0.0338	4.9440	1.3097	0.0317	1.3413		4,692.4443	4,692.4443	0.2393	0.2217	4,764.4996
Unmitigated	2.4919	2.6114	20.0268	0.0444	4.9102	0.0338	4.9440	1.3097	0.0317	1.3413		4,692.4443	4,692.4443	0.2393	0.2217	4,764.4996

4.2 Trip Summary Information

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

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
NaturalGas Unmitigated	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3543.01	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Total		**0.0382**	**0.3474**	**0.2918**	**2.0800e-003**		**0.0264**	**0.0264**		**0.0264**	**0.0264**		**416.8251**	**416.8251**	**7.9900e-003**	**7.6400e-003**	**419.3021**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3.54301	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Total		**0.0382**	**0.3474**	**0.2918**	**2.0800e-003**		**0.0264**	**0.0264**		**0.0264**	**0.0264**		**416.8251**	**416.8251**	**7.9900e-003**	**7.6400e-003**	**419.3021**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Unmitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003

6.2 Area by SubCategory

Unmitigated

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

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

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

6.2 Area by SubCategory

Mitigated

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

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0543	2.7756	18.1857	0.0413	4.9102	0.0338	4.9441	1.3097	0.0317	1.3414		4,362.9137	4,362.9137	0.2486	0.2265	4,436.6330
Unmitigated	2.0543	2.7756	18.1857	0.0413	4.9102	0.0338	4.9441	1.3097	0.0317	1.3414		4,362.9137	4,362.9137	0.2486	0.2265	4,436.6330

4.2 Trip Summary Information

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

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
NaturalGas Unmitigated	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3543.01	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Total		**0.0382**	**0.3474**	**0.2918**	**2.0800e-003**		**0.0264**	**0.0264**		**0.0264**	**0.0264**		**416.8251**	**416.8251**	**7.9900e-003**	**7.6400e-003**	**419.3021**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3.54301	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Total		**0.0382**	**0.3474**	**0.2918**	**2.0800e-003**		**0.0264**	**0.0264**		**0.0264**	**0.0264**		**416.8251**	**416.8251**	**7.9900e-003**	**7.6400e-003**	**419.3021**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Unmitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003

6.2 Area by SubCategory

Unmitigated

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

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

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

6.2 Area by SubCategory

Mitigated

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

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

		Highest		

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	72.0058	72.0058	3.2000e-003	1.1000e-003	72.4146
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0187	0.1152	0.1339	1.9300e-003	5.0000e-005	0.1961
Total	**0.2811**	**0.2687**	**1.5641**	**3.6800e-003**	**0.3955**	**5.8900e-003**	**0.4014**	**0.1056**	**5.7200e-003**	**0.1113**	**30.1020**	**401.2641**	**431.3660**	**1.8014**	**0.0180**	**481.7748**

	ROG	NOx	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**	**1.66**	**1.55**	**0.03**	**0.39**	**1.40**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Demolition	Rubber Tired Dozers	0	1.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	27.1493	27.1493	2.3400e-003	2.8000e-004	27.2915
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	33.9366	33.9366	2.9200e-003	3.5000e-004	34.1143
NaturalGas Mitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
NaturalGas Unmitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231

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	33.9366	2.9200e-003	3.5000e-004	34.1143
Total		**33.9366**	**2.9200e-003**	**3.5000e-004**	**34.1143**

Mitigated

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

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**

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

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0589411 / 0.00974916	0.1339	1.9300e-003	5.0000e-005	0.1961
Total		**0.1339**	**1.9300e-003**	**5.0000e-005**	**0.1961**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0589411 / 0.00974916	0.1339	1.9300e-003	5.0000e-005	0.1961
Total		**0.1339**	**1.9300e-003**	**5.0000e-005**	**0.1961**

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

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

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

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

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Demolition	Rubber Tired Dozers	0	1.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
NaturalGas Unmitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2302.96	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.30296	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Unmitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003

6.2 Area by SubCategory

Unmitigated

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

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

6.2 Area by SubCategory

Mitigated

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

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

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

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Demolition	Rubber Tired Dozers	0	1.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
NaturalGas Unmitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2302.96	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.30296	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Unmitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003

6.2 Area by SubCategory

Unmitigated

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

6.2 Area by SubCategory

Mitigated

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

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

		Highest		

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	66.4669	66.4669	2.9500e-003	1.0200e-003	66.8442
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0173	0.1064	0.1236	1.7800e-003	4.0000e-005	0.1810
Total	**0.2511**	**0.2368**	**1.3684**	**3.2300e-003**	**0.3455**	**5.3100e-003**	**0.3508**	**0.0923**	**5.1500e-003**	**0.0974**	**27.7864**	**354.1582**	**381.9446**	**1.6619**	**0.0158**	**428.2049**

	ROG	NOx	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**	**1.74**	**1.61**	**0.03**	**0.38**	**1.45**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	0.1490	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	25.0609	25.0609	2.1600e-003	2.6000e-004	25.1921
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	31.3261	31.3261	2.7000e-003	3.2000e-004	31.4902
NaturalGas Mitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
NaturalGas Unmitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521

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

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

5.2 Energy by Land Use - 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	31.3261	2.7000e-003	3.2000e-004	31.4902
Total		**31.3261**	**2.7000e-003**	**3.2000e-004**	**31.4902**

Mitigated

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

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**

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	0.1236	1.7800e-003	4.0000e-005	0.1810
Unmitigated	0.1236	1.7800e-003	4.0000e-005	0.1810

7.2 Water by Land Use

Unmitigated

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

7.2 Water by Land Use

Mitigated

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

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

8.2 Waste by Land Use

Unmitigated

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

Mitigated

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

9.0 Operational Offroad

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

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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 Alternatives (Reduced Development Area and Intensity Trampoline Park Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
NaturalGas Unmitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2125.81	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.12581	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Unmitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003

6.2 Area by SubCategory

Unmitigated

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

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

6.2 Area by SubCategory

Mitigated

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

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

Mitigated Operational

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

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798
Unmitigated	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

4.4 Fleet Mix

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
NaturalGas Unmitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2125.81	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.12581	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Unmitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003

6.2 Area by SubCategory

Unmitigated

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

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

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

6.2 Area by SubCategory

Mitigated

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

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,515.2532	1,515.2532	0.0728	0.0226	1,523.7968
Mobile	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618.9502	8,618.9502	0.1857	0.9195	8,897.5989
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
Total	**3.3452**	**12.7809**	**14.3041**	**0.0958**	**6.1335**	**0.2137**	**6.3472**	**1.6815**	**0.2062**	**1.8877**	**126.5723**	**10,244.3130**	**10,370.8853**	**7.8037**	**0.9439**	**10,847.2522**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,384.7278	1,384.7278	0.0615	0.0212	1,392.5879
Mobile	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618.9502	8,618.9502	0.1857	0.9195	8,897.5989
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
Total	**3.3452**	**12.7809**	**14.3041**	**0.0958**	**6.1335**	**0.2137**	**6.3472**	**1.6815**	**0.2062**	**1.8877**	**126.5723**	**10,113.7876**	**10,240.3599**	**7.7924**	**0.9425**	**10,716.0432**

	ROG	NOx	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**	**1.27**	**1.26**	**0.14**	**0.14**	**1.21**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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

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

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618.9502	8,618.9502	0.1857	0.9195	8,897.5989
Unmitigated	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618.9502	8,618.9502	0.1857	0.9195	8,897.5989

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	778.60	1956.25	8,115,093	8,115,093
User Defined Industrial	532.00	216.40	543.75	7,113,912	7,113,912
Total	2,446.00	995.00	2,500.00	15,229,005	15,229,005

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

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	652.6273	0.0563	6.7500e-003	656.0447
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**652.6273**	**0.0563**	**6.7500e-003**	**656.0447**

Mitigated

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

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	9.1161	0.0745	1.8300e-003	11.5223
Unmitigated	9.1161	0.0745	1.8300e-003	11.5223

7.2 Water by Land Use

Unmitigated

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

7.2 Water by Land Use

Mitigated

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

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

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

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

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

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

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

3.2 Demolition - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

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

3.2 Demolition - 2021

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

4.2 Trip Summary Information

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

4.3 Trip Type Information

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

4.4 Fleet Mix

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

5.0 Energy Detail

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

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

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

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

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

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

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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

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

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

2.2 Overall Operational

Mitigated Operational

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

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

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

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

3.2 Demolition - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

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

3.2 Demolition - 2021

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.1425	71.2840	79.4810	0.5472	38.0952	0.8706	38.9658	10.4266	0.8301	11.2567		57,868.1912	57,868.1912	1.2517	6.2009	59,747.3558
Unmitigated	7.1425	71.2840	79.4810	0.5472	38.0952	0.8706	38.9658	10.4266	0.8301	11.2567		57,868.1912	57,868.1912	1.2517	6.2009	59,747.3558

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	778.60	1956.25	8,115,093	8,115,093
User Defined Industrial	532.00	216.40	543.75	7,113,912	7,113,912
Total	2,446.00	995.00	2,500.00	15,229,005	15,229,005

4.3 Trip Type Information

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

4.4 Fleet Mix

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

5.0 Energy Detail

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

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblConstructionPhase	PhaseEndDate	9/17/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,443.8284	1,443.8284	0.0993	0.0179	1,451.6540
Mobile	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.8847	25,888.8847	0.6429	3.0883	26,825.2589
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
Total	**18.0355**	**39.6642**	**42.2005**	**0.2777**	**16.9615**	**0.5778**	**17.5393**	**4.5991**	**0.5499**	**5.1490**	**672.8656**	**28,052.6371**	**28,725.5026**	**40.9458**	**3.1190**	**30,678.6070**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,230.1456	1,230.1456	0.0809	0.0157	1,236.8523
Mobile	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.8847	25,888.8847	0.6429	3.0883	26,825.2589
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
Total	**18.0355**	**39.6642**	**42.2005**	**0.2777**	**16.9615**	**0.5778**	**17.5393**	**4.5991**	**0.5499**	**5.1490**	**672.8656**	**27,838.9543**	**28,511.8198**	**40.9274**	**3.1168**	**30,463.8053**

	ROG	NOx	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**	**0.76**	**0.74**	**0.04**	**0.07**	**0.70**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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 Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.8847	25,888.8847	0.6429	3.0883	26,825.2589
Unmitigated	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.8847	25,888.8847	0.6429	3.0883	26,825.2589

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,106.10	2,483.95	5971.35	24,917,299	24,917,299
User Defined Industrial	1,327.90	540.05	1298.85	17,635,072	17,635,072
Total	7,434.00	3,024.00	7,270.20	42,552,371	42,552,371

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

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

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	854.7312	854.7312	0.0737	8.8400e-003	859.2070
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,068.4140	1,068.4140	0.0921	0.0111	1,074.0087
NaturalGas Mitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
NaturalGas Unmitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0379**	**0.3449**	**0.2897**	**2.0700e-003**		**0.0262**	**0.0262**		**0.0262**	**0.0262**	**0.0000**	**375.4144**	**375.4144**	**7.2000e-003**	**6.8800e-003**	**377.6453**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0379**	**0.3449**	**0.2897**	**2.0700e-003**		**0.0262**	**0.0262**		**0.0262**	**0.0262**	**0.0000**	**375.4144**	**375.4144**	**7.2000e-003**	**6.8800e-003**	**377.6453**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	8.12e+006	1,068.4140	0.0921	0.0111	1,074.0087
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,068.4140**	**0.0921**	**0.0111**	**1,074.0087**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	6.496e+006	854.7312	0.0737	8.8400e-003	859.2070
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**854.7312**	**0.0737**	**8.8400e-003**	**859.2070**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Unmitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Total	**14.2777**	**8.1000e-004**	**0.0891**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**	**0.0000**	**0.1737**	**0.1737**	**4.5000e-004**	**0.0000**	**0.1850**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Total	**14.2777**	**8.1000e-004**	**0.0891**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**	**0.0000**	**0.1737**	**0.1737**	**4.5000e-004**	**0.0000**	**0.1850**

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	63.8126	0.5212	0.0128	80.6559
Unmitigated	63.8126	0.5212	0.0128	80.6559

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**63.8126**	**0.5212**	**0.0128**	**80.6559**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**63.8126**	**0.5212**	**0.0128**	**80.6559**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	667.8403	39.4682	0.0000	1,654.5460
Unmitigated	667.8403	39.4682	0.0000	1,654.5460

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**667.8403**	**39.4682**	**0.0000**	**1,654.5460**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**667.8403**	**39.4682**	**0.0000**	**1,654.5460**

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
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Total	**0.2386**	**1.9114**	**1.7736**	**7.5300e-003**		**0.0732**	**0.0732**		**0.0674**	**0.0674**	**0.0000**	**660.9630**	**660.9630**	**0.2138**	**0.0000**	**666.3072**

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 Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblConstructionPhase	PhaseEndDate	9/17/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**103.2910**	**225.4135**	**273.5549**	**1.6995**	**103.8003**	**3.4296**	**107.2299**	**28.1035**	**3.2650**	**31.3685**	**0.0000**	**181,586.6476**	**181,586.6476**	**5.5842**	**20.4992**	**187,835.0145**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**103.2910**	**225.4135**	**273.5549**	**1.6995**	**103.8003**	**3.4296**	**107.2299**	**28.1035**	**3.2650**	**31.3685**	**0.0000**	**181,586.6476**	**181,586.6476**	**5.5842**	**20.4992**	**187,835.0145**

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

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

3.2 Demolition - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

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

3.2 Demolition - 2021

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402
Unmitigated	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,106.10	2,483.95	5971.35	24,917,299	24,917,299
User Defined Industrial	1,327.90	540.05	1298.85	17,635,072	17,635,072
Total	7,434.00	3,024.00	7,270.20	42,552,371	42,552,371

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19.274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

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

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**1.3071**	**10.4735**	**9.7181**	**0.0413**		**0.4013**	**0.4013**		**0.3692**	**0.3692**	**0.0000**	**3,992.2623**	**3,992.2623**	**1.2912**		**4,024.5417**

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 Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

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

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblConstructionPhase	PhaseEndDate	9/17/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**100.4378**	**237.5148**	**246.8192**	**1.6609**	**103.8003**	**3.4313**	**107.2315**	**28.1035**	**3.2666**	**31.3701**	**0.0000**	**177,495.1495**	**177,495.1495**	**5.6067**	**20.5638**	**183,763.3406**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**100.4378**	**237.5148**	**246.8192**	**1.6609**	**103.8003**	**3.4313**	**107.2315**	**28.1035**	**3.2666**	**31.3701**	**0.0000**	**177,495.1495**	**177,495.1495**	**5.6067**	**20.5638**	**183,763.3406**

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

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

3.2 Demolition - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

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

3.2 Demolition - 2021

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664
Unmitigated	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,106.10	2,483.95	5971.35	24,917,299	24,917,299
User Defined Industrial	1,327.90	540.05	1298.85	17,635,072	17,635,072
Total	7,434.00	3,024.00	7,270.20	42,552,371	42,552,371

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19.274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

6.0 Area Detail

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**1.3071**	**10.4735**	**9.7181**	**0.0413**		**0.4013**	**0.4013**		**0.3692**	**0.3692**	**0.0000**	**3,992.2623**	**3,992.2623**	**1.2912**		**4,024.5417**

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 Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	44.95	1000sqft	1.03	44,954.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	22477	20000
tblAreaCoating	Area_Nonresidential_Interior	67431	60000

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

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	256.22	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,658,484.32	108,602.67
tblWater	OutdoorWaterUseRate	1,629,393.62	17,963.44

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	136.2334	136.2334	6.5400e-003	2.0300e-003	137.0015
Mobile	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0345	0.2123	0.2468	3.5600e-003	9.0000e-005	0.3613
Total	**0.4030**	**0.3568**	**1.9802**	**4.7400e-003**	**0.4965**	**8.8800e-003**	**0.5054**	**0.1326**	**8.6600e-003**	**0.1413**	**46.3164**	**549.6625**	**595.9789**	**2.7684**	**0.0233**	**672.1349**

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	124.4981	124.4981	5.5300e-003	1.9100e-003	125.2048
Mobile	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0345	0.2123	0.2468	3.5600e-003	9.0000e-005	0.3613
Total	**0.4030**	**0.3568**	**1.9802**	**4.7400e-003**	**0.4965**	**8.8800e-003**	**0.5054**	**0.1326**	**8.6600e-003**	**0.1413**	**46.3164**	**537.9272**	**584.2436**	**2.7673**	**0.0232**	**660.3382**

	ROG	NOx	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**	**2.13**	**1.97**	**0.04**	**0.51**	**1.76**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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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3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094
Unmitigated	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	417.60	938.19	1201.62	1,313,319	1,313,319
Total	417.60	938.19	1,201.62	1,313,319	1,313,319

4.3 Trip Type Information

	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	46.9411	46.9411	4.0500e-003	4.9000e-004	47.1869
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	58.6764	58.6764	5.0600e-003	6.1000e-004	58.9837
NaturalGas Mitigated	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179
NaturalGas Unmitigated	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179

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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	1.45336e+006	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179
Total		**7.8400e-003**	**0.0712**	**0.0598**	**4.3000e-004**		**5.4100e-003**	**5.4100e-003**		**5.4100e-003**	**5.4100e-003**	**0.0000**	**77.5570**	**77.5570**	**1.4900e-003**	**1.4200e-003**	**78.0179**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.45336e+006	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179
Total		**7.8400e-003**	**0.0712**	**0.0598**	**4.3000e-004**		**5.4100e-003**	**5.4100e-003**		**5.4100e-003**	**5.4100e-003**	**0.0000**	**77.5570**	**77.5570**	**1.4900e-003**	**1.4200e-003**	**78.0179**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	445944	58.6764	5.0600e-003	6.1000e-004	58.9837
Total		**58.6764**	**5.0600e-003**	**6.1000e-004**	**58.9837**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	356755	46.9411	4.0500e-003	4.9000e-004	47.1869
Total		**46.9411**	**4.0500e-003**	**4.9000e-004**	**47.1869**

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	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Unmitigated	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1624					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Total	**0.1810**	**1.0000e-005**	**5.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.1200e-003**	**1.1200e-003**	**0.0000**	**0.0000**	**1.1900e-003**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1624					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Total	**0.1810**	**1.0000e-005**	**5.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.1200e-003**	**1.1200e-003**	**0.0000**	**0.0000**	**1.1900e-003**

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	0.2468	3.5600e-003	9.0000e-005	0.3613
Unmitigated	0.2468	3.5600e-003	9.0000e-005	0.3613

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.108603 / 0.0179634	0.2468	3.5600e-003	9.0000e-005	0.3613
Total		**0.2468**	**3.5600e-003**	**9.0000e-005**	**0.3613**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.108603 / 0.0179634	0.2468	3.5600e-003	9.0000e-005	0.3613
Total		**0.2468**	**3.5600e-003**	**9.0000e-005**	**0.3613**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

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

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

8.2 Waste by Land Use

Unmitigated

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

Mitigated

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

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 Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	44.95	1000sqft	1.03	44,954.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	22477	20000
tblAreaCoating	Area_Nonresidential_Interior	67431	60000

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

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	256.22	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,658,484.32	108,602.67
tblWater	OutdoorWaterUseRate	1,629,393.62	17,963.44

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829
Total	**3.8356**	**3.3252**	**22.8396**	**0.0522**	**5.5184**	**0.0677**	**5.5860**	**1.4719**	**0.0653**	**1.5371**		**5,742.0623**	**5,742.0623**	**0.2779**	**0.2578**	**5,825.8260**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829
Total	**3.8356**	**3.3252**	**22.8396**	**0.0522**	**5.5184**	**0.0677**	**5.5860**	**1.4719**	**0.0653**	**1.5371**		**5,742.0623**	**5,742.0623**	**0.2779**	**0.2578**	**5,825.8260**

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829
Unmitigated	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	417.60	938.19	1201.62	1,313,319	1,313,319
Total	417.60	938.19	1,201.62	1,313,319	1,313,319

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
NaturalGas Unmitigated	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3981.82	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Total		**0.0429**	**0.3904**	**0.3279**	**2.3400e-003**		**0.0297**	**0.0297**		**0.0297**	**0.0297**		**468.4489**	**468.4489**	**8.9800e-003**	**8.5900e-003**	**471.2327**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3.98182	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Total		**0.0429**	**0.3904**	**0.3279**	**2.3400e-003**		**0.0297**	**0.0297**		**0.0297**	**0.0297**		**468.4489**	**468.4489**	**8.9800e-003**	**8.5900e-003**	**471.2327**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Unmitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Total	**0.9921**	**4.0000e-005**	**4.5800e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8400e-003**	**9.8400e-003**	**3.0000e-005**		**0.0105**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Total	**0.9921**	**4.0000e-005**	**4.5800e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8400e-003**	**9.8400e-003**	**3.0000e-005**		**0.0105**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	44.95	1000sqft	1.03	44,954.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	22477	20000
tblAreaCoating	Area_Nonresidential_Interior	67431	60000

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

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	256.22	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,658,484.32	108,602.67
tblWater	OutdoorWaterUseRate	1,629,393.62	17,963.44

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100
Total	**3.3437**	**3.5098**	**20.7704**	**0.0487**	**5.5184**	**0.0677**	**5.5861**	**1.4719**	**0.0653**	**1.5372**		**5,371.7193**	**5,371.7193**	**0.2884**	**0.2632**	**5,457.3532**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100
Total	**3.3437**	**3.5098**	**20.7704**	**0.0487**	**5.5184**	**0.0677**	**5.5861**	**1.4719**	**0.0653**	**1.5372**		**5,371.7193**	**5,371.7193**	**0.2884**	**0.2632**	**5,457.3532**

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100
Unmitigated	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	417.60	938.19	1201.62	1,313,319	1,313,319
Total	417.60	938.19	1,201.62	1,313,319	1,313,319

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
NaturalGas Unmitigated	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3981.82	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Total		**0.0429**	**0.3904**	**0.3279**	**2.3400e-003**		**0.0297**	**0.0297**		**0.0297**	**0.0297**		**468.4489**	**468.4489**	**8.9800e-003**	**8.5900e-003**	**471.2327**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3.98182	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Total		**0.0429**	**0.3904**	**0.3279**	**2.3400e-003**		**0.0297**	**0.0297**		**0.0297**	**0.0297**		**468.4489**	**468.4489**	**8.9800e-003**	**8.5900e-003**	**471.2327**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Unmitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Total	**0.9921**	**4.0000e-005**	**4.5800e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8400e-003**	**9.8400e-003**	**3.0000e-005**		**0.0105**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Total	**0.9921**	**4.0000e-005**	**4.5800e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8400e-003**	**9.8400e-003**	**3.0000e-005**		**0.0105**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.22	1000sqft	0.67	29,220.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14610	13000
tblAreaCoating	Area_Nonresidential_Interior	43830	39000

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

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	166.55	148.20
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,728,162.67	70,591.74
tblWater	OutdoorWaterUseRate	1,059,196.47	11,676.23

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Energy	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	88.5514	88.5514	4.2500e-003	1.3200e-003	89.0507
Mobile	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0224	0.1380	0.1604	2.3100e-003	6.0000e-005	0.2348
Total	**0.2903**	**0.2697**	**1.5413**	**3.6500e-003**	**0.3885**	**6.2400e-003**	**0.3947**	**0.1038**	**6.0600e-003**	**0.1098**	**30.1057**	**411.9928**	**442.0985**	**1.8025**	**0.0180**	**492.5127**

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Energy	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	80.9235	80.9235	3.6000e-003	1.2400e-003	81.3828
Mobile	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0224	0.1380	0.1604	2.3100e-003	6.0000e-005	0.2348
Total	**0.2903**	**0.2697**	**1.5413**	**3.6500e-003**	**0.3885**	**6.2400e-003**	**0.3947**	**0.1038**	**6.0600e-003**	**0.1098**	**30.1057**	**404.3649**	**434.4706**	**1.8018**	**0.0179**	**484.8448**

	ROG	NOx	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**	**1.85**	**1.73**	**0.04**	**0.45**	**1.56**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964
Unmitigated	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	383.40	609.82	781.05	1,027,550	1,027,550
Total	383.40	609.82	781.05	1,027,550	1,027,550

4.3 Trip Type Information

	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	30.5116	30.5116	2.6300e-003	3.2000e-004	30.6714
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	38.1395	38.1395	3.2900e-003	3.9000e-004	38.3393
NaturalGas Mitigated	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114
NaturalGas Unmitigated	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	944683	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114
Total		**5.0900e-003**	**0.0463**	**0.0389**	**2.8000e-004**		**3.5200e-003**	**3.5200e-003**		**3.5200e-003**	**3.5200e-003**	**0.0000**	**50.4119**	**50.4119**	**9.7000e-004**	**9.2000e-004**	**50.7114**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	944683	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114
Total		**5.0900e-003**	**0.0463**	**0.0389**	**2.8000e-004**		**3.5200e-003**	**3.5200e-003**		**3.5200e-003**	**3.5200e-003**	**0.0000**	**50.4119**	**50.4119**	**9.7000e-004**	**9.2000e-004**	**50.7114**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	289862	38.1395	3.2900e-003	3.9000e-004	38.3393
Total		**38.1395**	**3.2900e-003**	**3.9000e-004**	**38.3393**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	231890	30.5116	2.6300e-003	3.2000e-004	30.6714
Total		**30.5116**	**2.6300e-003**	**3.2000e-004**	**30.6714**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Unmitigated	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1056					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Total	**0.1177**	**0.0000**	**3.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**7.3000e-004**	**7.3000e-004**	**0.0000**	**0.0000**	**7.7000e-004**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1056					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Total	**0.1177**	**0.0000**	**3.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**7.3000e-004**	**7.3000e-004**	**0.0000**	**0.0000**	**7.7000e-004**

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	0.1604	2.3100e-003	6.0000e-005	0.2348
Unmitigated	0.1604	2.3100e-003	6.0000e-005	0.2348

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0705917 / 0.0116762	0.1604	2.3100e-003	6.0000e-005	0.2348
Total		**0.1604**	**2.3100e-003**	**6.0000e-005**	**0.2348**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0705917 / 0.0116762	0.1604	2.3100e-003	6.0000e-005	0.2348
Total		**0.1604**	**2.3100e-003**	**6.0000e-005**	**0.2348**

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 Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

10.0 Stationary Equipment

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 Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.22	1000sqft	0.67	29,220.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14610	13000
tblAreaCoating	Area_Nonresidential_Interior	43830	39000

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

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	166.55	148.20
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,728,162.67	70,591.74
tblWater	OutdoorWaterUseRate	1,059,196.47	11,676.23

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669
Total	**2.4931**	**2.1614**	**14.8457**	**0.0340**	**3.5869**	**0.0440**	**3.6309**	**0.9567**	**0.0424**	**0.9991**		**3,732.3277**	**3,732.3277**	**0.1807**	**0.1676**	**3,786.7740**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669
Total	**2.4931**	**2.1614**	**14.8457**	**0.0340**	**3.5869**	**0.0440**	**3.6309**	**0.9567**	**0.0424**	**0.9991**		**3,732.3277**	**3,732.3277**	**0.1807**	**0.1676**	**3,786.7740**

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669
Unmitigated	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	383.40	609.82	781.05	1,027,550	1,027,550
Total	383.40	609.82	781.05	1,027,550	1,027,550

4.3 Trip Type Information

	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 Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2588.17	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**		**304.4908**	**304.4908**	**5.8400e-003**	**5.5800e-003**	**306.3002**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.58817	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**		**304.4908**	**304.4908**	**5.8400e-003**	**5.5800e-003**	**306.3002**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Unmitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Total	**0.6449**	**3.0000e-005**	**2.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.3900e-003**	**6.3900e-003**	**2.0000e-005**		**6.8100e-003**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Total	**0.6449**	**3.0000e-005**	**2.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.3900e-003**	**6.3900e-003**	**2.0000e-005**		**6.8100e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.22	1000sqft	0.67	29,220.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14610	13000
tblAreaCoating	Area_Nonresidential_Interior	43830	39000

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

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	166.55	148.20
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,728,162.67	70,591.74
tblWater	OutdoorWaterUseRate	1,059,196.47	11,676.23

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604
Total	**2.1734**	**2.2813**	**13.5007**	**0.0317**	**3.5869**	**0.0440**	**3.6309**	**0.9567**	**0.0424**	**0.9992**		**3,491.6056**	**3,491.6056**	**0.1875**	**0.1711**	**3,547.2674**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604
Total	**2.1734**	**2.2813**	**13.5007**	**0.0317**	**3.5869**	**0.0440**	**3.6309**	**0.9567**	**0.0424**	**0.9992**		**3,491.6056**	**3,491.6056**	**0.1875**	**0.1711**	**3,547.2674**

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

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

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

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

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

3.2 Demolition - 2021

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604
Unmitigated	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	383.40	609.82	781.05	1,027,550	1,027,550
Total	383.40	609.82	781.05	1,027,550	1,027,550

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2588.17	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**		**304.4908**	**304.4908**	**5.8400e-003**	**5.5800e-003**	**306.3002**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.58817	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Total		**0.0279**	**0.2537**	**0.2131**	**1.5200e-003**		**0.0193**	**0.0193**		**0.0193**	**0.0193**		**304.4908**	**304.4908**	**5.8400e-003**	**5.5800e-003**	**306.3002**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Unmitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Total	**0.6449**	**3.0000e-005**	**2.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.3900e-003**	**6.3900e-003**	**2.0000e-005**		**6.8100e-003**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Total	**0.6449**	**3.0000e-005**	**2.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.3900e-003**	**6.3900e-003**	**2.0000e-005**		**6.8100e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

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

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.97	1000sqft	0.62	26,973.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

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

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

Woodstoves - Rule 445

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13487	12000
tblAreaCoating	Area_Nonresidential_Interior	40460	36000

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

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	153.73	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,595,090.59	65,161.60
tblWater	OutdoorWaterUseRate	977,636.17	10,778.06

2.0 Emissions Summary

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

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Energy	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	81.7419	81.7419	3.9300e-003	1.2200e-003	82.2027
Mobile	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0207	0.1274	0.1481	2.1300e-003	5.0000e-005	0.2168
Total	**0.2604**	**0.2389**	**1.3549**	**3.2200e-003**	**0.3410**	**5.6300e-003**	**0.3467**	**0.0911**	**5.4800e-003**	**0.0966**	**27.7898**	**365.6953**	**393.4851**	**1.6630**	**0.0158**	**439.7776**

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Energy	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	74.7005	74.7005	3.3200e-003	1.1400e-003	75.1246
Mobile	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0207	0.1274	0.1481	2.1300e-003	5.0000e-005	0.2168
Total	**0.2604**	**0.2389**	**1.3549**	**3.2200e-003**	**0.3410**	**5.6300e-003**	**0.3467**	**0.0911**	**5.4800e-003**	**0.0966**	**27.7898**	**358.6539**	**386.4438**	**1.6624**	**0.0158**	**432.6994**

	ROG	NOx	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**	**1.93**	**1.79**	**0.04**	**0.51**	**1.61**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

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

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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 Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604
Unmitigated	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	324.01	562.93	720.99	902,079	902,079
Total	324.01	562.93	720.99	902,079	902,079

4.3 Trip Type Information

	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	28.1653	28.1653	2.4300e-003	2.9000e-004	28.3128
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	35.2066	35.2066	3.0300e-003	3.6000e-004	35.3910
NaturalGas Mitigated	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118
NaturalGas Unmitigated	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	872037	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118
Total		**4.7000e-003**	**0.0428**	**0.0359**	**2.6000e-004**		**3.2500e-003**	**3.2500e-003**		**3.2500e-003**	**3.2500e-003**	**0.0000**	**46.5352**	**46.5352**	**8.9000e-004**	**8.5000e-004**	**46.8118**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	872037	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118
Total		**4.7000e-003**	**0.0428**	**0.0359**	**2.6000e-004**		**3.2500e-003**	**3.2500e-003**		**3.2500e-003**	**3.2500e-003**	**0.0000**	**46.5352**	**46.5352**	**8.9000e-004**	**8.5000e-004**	**46.8118**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	267572	35.2066	3.0300e-003	3.6000e-004	35.3910
Total		**35.2066**	**3.0300e-003**	**3.6000e-004**	**35.3910**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	214058	28.1653	2.4300e-003	2.9000e-004	28.3128
Total		**28.1653**	**2.4300e-003**	**2.9000e-004**	**28.3128**

6.0 Area Detail

6.1 Mitigation Measures Area

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Unmitigated	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0975					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Total	**0.1086**	**0.0000**	**3.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.7000e-004**	**6.7000e-004**	**0.0000**	**0.0000**	**7.1000e-004**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0975					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Total	**0.1086**	**0.0000**	**3.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.7000e-004**	**6.7000e-004**	**0.0000**	**0.0000**	**7.1000e-004**

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	0.1481	2.1300e-003	5.0000e-005	0.2168
Unmitigated	0.1481	2.1300e-003	5.0000e-005	0.2168

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0651616 / 0.0107781	0.1481	2.1300e-003	5.0000e-005	0.2168
Total		**0.1481**	**2.1300e-003**	**5.0000e-005**	**0.2168**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0651616 / 0.0107781	0.1481	2.1300e-003	5.0000e-005	0.2168
Total		**0.1481**	**2.1300e-003**	**5.0000e-005**	**0.2168**

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

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 Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

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 Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.97	1000sqft	0.62	26,973.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13487	12000
tblAreaCoating	Area_Nonresidential_Interior	40460	36000

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	153.73	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,595,090.59	65,161.60
tblWater	OutdoorWaterUseRate	977,636.17	10,778.06

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212
Total	**2.3014**	**1.9952**	**13.7041**	**0.0314**	**3.3111**	**0.0406**	**3.3517**	**0.8831**	**0.0392**	**0.9223**		**3,445.3140**	**3,445.3140**	**0.1668**	**0.1547**	**3,495.5734**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212
Total	**2.3014**	**1.9952**	**13.7041**	**0.0314**	**3.3111**	**0.0406**	**3.3517**	**0.8831**	**0.0392**	**0.9223**		**3,445.3140**	**3,445.3140**	**0.1668**	**0.1547**	**3,495.5734**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212
Unmitigated	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	324.01	562.93	720.99	902,079	902,079
Total	324.01	562.93	720.99	902,079	902,079

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
NaturalGas Unmitigated	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2389.14	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Total		**0.0258**	**0.2342**	**0.1968**	**1.4100e-003**		**0.0178**	**0.0178**		**0.0178**	**0.0178**		**281.0756**	**281.0756**	**5.3900e-003**	**5.1500e-003**	**282.7459**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.38914	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Total		**0.0258**	**0.2342**	**0.1968**	**1.4100e-003**		**0.0178**	**0.0178**		**0.0178**	**0.0178**		**281.0756**	**281.0756**	**5.3900e-003**	**5.1500e-003**	**282.7459**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Unmitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Total	**0.5953**	**2.0000e-005**	**2.7500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.9000e-003**	**5.9000e-003**	**2.0000e-005**		**6.2900e-003**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Total	**0.5953**	**2.0000e-005**	**2.7500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.9000e-003**	**5.9000e-003**	**2.0000e-005**		**6.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.97	1000sqft	0.62	26,973.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13487	12000
tblAreaCoating	Area_Nonresidential_Interior	40460	36000

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	153.73	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,595,090.59	65,161.60
tblWater	OutdoorWaterUseRate	977,636.17	10,778.06

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326
Total	**2.0063**	**2.1059**	**12.4625**	**0.0292**	**3.3111**	**0.0406**	**3.3517**	**0.8831**	**0.0392**	**0.9223**		**3,223.1033**	**3,223.1033**	**0.1731**	**0.1579**	**3,274.4848**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326
Total	**2.0063**	**2.1059**	**12.4625**	**0.0292**	**3.3111**	**0.0406**	**3.3517**	**0.8831**	**0.0392**	**0.9223**		**3,223.1033**	**3,223.1033**	**0.1731**	**0.1579**	**3,274.4848**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326
Unmitigated	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	324.01	562.93	720.99	902,079	902,079
Total	324.01	562.93	720.99	902,079	902,079

4.3 Trip Type Information

	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 Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
NaturalGas Unmitigated	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2389.14	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Total		**0.0258**	**0.2342**	**0.1968**	**1.4100e-003**		**0.0178**	**0.0178**		**0.0178**	**0.0178**		**281.0756**	**281.0756**	**5.3900e-003**	**5.1500e-003**	**282.7459**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.38914	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Total		**0.0258**	**0.2342**	**0.1968**	**1.4100e-003**		**0.0178**	**0.0178**		**0.0178**	**0.0178**		**281.0756**	**281.0756**	**5.3900e-003**	**5.1500e-003**	**282.7459**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Unmitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Total	**0.5953**	**2.0000e-005**	**2.7500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.9000e-003**	**5.9000e-003**	**2.0000e-005**		**6.2900e-003**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Total	**0.5953**	**2.0000e-005**	**2.7500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.9000e-003**	**5.9000e-003**	**2.0000e-005**		**6.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	449.55	1000sqft	10.32	449,550.00	0
User Defined Industrial	449.55	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	103,958,437.50	1,810,290.50
tblWater	OutdoorWaterUseRate	0.00	2,474,298.50

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Energy	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	1,362.3642	1,362.3642	0.0654	0.0203	1,370.0457
Mobile	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	113.1553	0.0000	113.1553	6.6873	0.0000	280.3374
Water						0.0000	0.0000		0.0000	0.0000	0.5743	6.7185	7.2929	0.0596	1.4600e-003	9.2178
Total	**3.0126**	**11.5171**	**12.9011**	**0.0862**	**5.5145**	**0.1933**	**5.7078**	**1.5116**	**0.1864**	**1.6980**	**113.7296**	**9,215.9273**	**9,329.6569**	**7.0124**	**0.8476**	**9,757.5562**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Energy	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	1,245.0087	1,245.0087	0.0553	0.0191	1,252.0758
Mobile	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	113.1553	0.0000	113.1553	6.6873	0.0000	280.3374
Water						0.0000	0.0000		0.0000	0.0000	0.5743	6.7185	7.2929	0.0596	1.4600e-003	9.2178
Total	**3.0126**	**11.5171**	**12.9011**	**0.0862**	**5.5145**	**0.1933**	**5.7078**	**1.5116**	**0.1864**	**1.6980**	**113.7296**	**9,098.5719**	**9,212.3015**	**7.0023**	**0.8464**	**9,639.5862**

	ROG	NOx	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**	**1.27**	**1.26**	**0.14**	**0.14**	**1.21**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226
Unmitigated	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,723.48	700.40	1759.81	7,305,738	7,305,738
User Defined Industrial	477.92	194.21	487.94	6,389,199	6,389,199
Total	2,201.40	894.60	2,247.75	13,694,937	13,694,937

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	0.290700	0.082500	0.182400	0.444400	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	469.4217	469.4217	0.0405	4.8500e-003	471.8799
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	586.7772	586.7772	0.0506	6.0700e-003	589.8498
NaturalGas Mitigated	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959
NaturalGas Unmitigated	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.4534e+007	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0784**	**0.7125**	**0.5985**	**4.2700e-003**		**0.0542**	**0.0542**		**0.0542**	**0.0542**	**0.0000**	**775.5870**	**775.5870**	**0.0149**	**0.0142**	**780.1959**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.4534e+007	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0784**	**0.7125**	**0.5985**	**4.2700e-003**		**0.0542**	**0.0542**		**0.0542**	**0.0542**	**0.0000**	**775.5870**	**775.5870**	**0.0149**	**0.0142**	**780.1959**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.45954e+006	586.7772	0.0506	6.0700e-003	589.8498
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**586.7772**	**0.0506**	**6.0700e-003**	**589.8498**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.56763e+006	469.4217	0.0405	4.8500e-003	471.8799
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**469.4217**	**0.0405**	**4.8500e-003**	**471.8799**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Unmitigated	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2084					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6245					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0500e-003	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Total	**1.8339**	**1.0000e-004**	**0.0114**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0223**	**0.0223**	**6.0000e-005**	**0.0000**	**0.0238**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2084					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6245					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0500e-003	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Total	**1.8339**	**1.0000e-004**	**0.0114**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0223**	**0.0223**	**6.0000e-005**	**0.0000**	**0.0238**

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	7.2929	0.0596	1.4600e-003	9.2178
Unmitigated	7.2929	0.0596	1.4600e-003	9.2178

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	1.81029 / 2.4743	7.2929	0.0596	1.4600e-003	9.2178
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**7.2929**	**0.0596**	**1.4600e-003**	**9.2178**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	1.81029 / 2.4743	7.2929	0.0596	1.4600e-003	9.2178
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**7.2929**	**0.0596**	**1.4600e-003**	**9.2178**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	113.1553	6.6873	0.0000	280.3374
Unmitigated	113.1553	6.6873	0.0000	280.3374

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	557.44	113.1553	6.6873	0.0000	280.3374
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**113.1553**	**6.6873**	**0.0000**	**280.3374**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	557.44	113.1553	6.6873	0.0000	280.3374
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**113.1553**	**6.6873**	**0.0000**	**280.3374**

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
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 Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	449.55	1000sqft	10.32	449,550.00	0
User Defined Industrial	449.55	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	103,958,437.50	1,810,290.50
tblWater	OutdoorWaterUseRate	0.00	2,474,298.50

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.7240	53,182.7240	1.1192	5.5431	54,862.5386
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**17.9151**	**66.1872**	**84.4153**	**0.5327**	**34.2232**	**1.1404**	**35.3636**	**9.3657**	**1.0991**	**10.4648**	**0.0000**	**58,481.7085**	**58,481.7085**	**1.4082**	**5.6290**	**60,194.3402**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.7240	53,182.7240	1.1192	5.5431	54,862.5386
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**17.9151**	**66.1872**	**84.4153**	**0.5327**	**34.2232**	**1.1404**	**35.3636**	**9.3657**	**1.0991**	**10.4648**	**0.0000**	**58,481.7085**	**58,481.7085**	**1.4082**	**5.6290**	**60,194.3402**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.7240	53,182.7240	1.1192	5.5431	54,862.5386
Unmitigated	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.7240	53,182.7240	1.1192	5.5431	54,862.5386

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,723.48	700.40	1759.81	7,305,738	7,305,738
User Defined Industrial	477.92	194.21	487.94	6,389,199	6,389,199
Total	2,201.40	894.60	2,247.75	13,694,937	13,694,937

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290700	0.082500	0.182400	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
NaturalGas Unmitigated	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	39819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4294**	**3.9038**	**3.2792**	**0.0234**		**0.2967**	**0.2967**		**0.2967**	**0.2967**		**4,684.5936**	**4,684.5936**	**0.0898**	**0.0859**	**4,712.4318**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	39.819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4294**	**3.9038**	**3.2792**	**0.0234**		**0.2967**	**0.2967**		**0.2967**	**0.2967**		**4,684.5936**	**4,684.5936**	**0.0898**	**0.0859**	**4,712.4318**

6.0 Area Detail

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Unmitigated	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Total	**10.0513**	**8.3000e-004**	**0.0916**	**1.0000e-005**		**3.3000e-004**	**3.3000e-004**		**3.3000e-004**	**3.3000e-004**		**0.1968**	**0.1968**	**5.1000e-004**		**0.2096**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Total	**10.0513**	**8.3000e-004**	**0.0916**	**1.0000e-005**		**3.3000e-004**	**3.3000e-004**		**3.3000e-004**	**3.3000e-004**		**0.1968**	**0.1968**	**5.1000e-004**		**0.2096**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	449.55	1000sqft	10.32	449,550.00	0
User Defined Industrial	449.55	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	103,958,437.50	1,810,290.50
tblWater	OutdoorWaterUseRate	0.00	2,474,298.50

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**17.1057**	**69.5301**	**76.3469**	**0.5211**	**34.2232**	**1.1407**	**35.3639**	**9.3657**	**1.0994**	**10.4651**	**0.0000**	**57,256.8005**	**57,256.8005**	**1.4146**	**5.6507**	**58,976.0880**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**17.1057**	**69.5301**	**76.3469**	**0.5211**	**34.2232**	**1.1407**	**35.3639**	**9.3657**	**1.0994**	**10.4651**	**0.0000**	**57,256.8005**	**57,256.8005**	**1.4146**	**5.6507**	**58,976.0880**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864
Unmitigated	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,723.48	700.40	1759.81	7,305,738	7,305,738
User Defined Industrial	477.92	194.21	487.94	6,389,199	6,389,199
Total	2,201.40	894.60	2,247.75	13,694,937	13,694,937

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290700	0.082500	0.182400	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
NaturalGas Unmitigated	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	39819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4294**	**3.9038**	**3.2792**	**0.0234**		**0.2967**	**0.2967**		**0.2967**	**0.2967**		**4,684.5936**	**4,684.5936**	**0.0898**	**0.0859**	**4,712.4318**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	39.819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4294**	**3.9038**	**3.2792**	**0.0234**		**0.2967**	**0.2967**		**0.2967**	**0.2967**		**4,684.5936**	**4,684.5936**	**0.0898**	**0.0859**	**4,712.4318**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Unmitigated	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Total	**10.0513**	**8.3000e-004**	**0.0916**	**1.0000e-005**		**3.3000e-004**	**3.3000e-004**		**3.3000e-004**	**3.3000e-004**		**0.1968**	**0.1968**	**5.1000e-004**		**0.2096**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Total	**10.0513**	**8.3000e-004**	**0.0916**	**1.0000e-005**		**3.3000e-004**	**3.3000e-004**		**3.3000e-004**	**3.3000e-004**		**0.1968**	**0.1968**	**5.1000e-004**		**0.2096**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,045.95	1000sqft	92.88	4,045,950.00	0
User Defined Industrial	4,045.95	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	2022975	1750000
tblAreaCoating	Area_Nonresidential_Interior	6068925	5250000
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	15.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	3,803.19	3,290.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	935,625,937.50	16,292,614.50
tblWater	OutdoorWaterUseRate	0.00	22,268,686.50

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Energy	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	1,669.0450	1,669.0450	0.1148	0.0207	1,678.0913
Mobile	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.6864	29,950.6864	0.7441	3.5720	31,033.7289
Offroad	0.2753	2.2055	2.0464	8.6900e-003		0.0845	0.0845		0.0778	0.0778	0.0000	762.6496	762.6496	0.2467	0.0000	768.8160
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.1689	60.4669	65.6358	0.5361	0.0132	82.9604
Total	**20.6016**	**45.8704**	**48.8526**	**0.3212**	**19.6302**	**0.6681**	**20.2982**	**5.3226**	**0.6359**	**5.9585**	**673.0092**	**32,443.0487**	**33,116.0578**	**41.1103**	**3.6058**	**35,218.3565**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Energy	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	1,422.0307	1,422.0307	0.0935	0.0182	1,429.7835
Mobile	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.6864	29,950.6864	0.7441	3.5720	31,033.7289
Offroad	0.2753	2.2055	2.0464	8.6900e-003		0.0845	0.0845		0.0778	0.0778	0.0000	762.6496	762.6496	0.2467	0.0000	768.8160
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.1689	60.4669	65.6358	0.5361	0.0132	82.9604
Total	**20.6016**	**45.8704**	**48.8526**	**0.3212**	**19.6302**	**0.6681**	**20.2982**	**5.3226**	**0.6359**	**5.9585**	**673.0092**	**32,196.0344**	**32,869.0436**	**41.0891**	**3.6033**	**34,970.0487**

	ROG	NOx	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**	**0.76**	**0.75**	**0.05**	**0.07**	**0.71**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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 Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.6864	29,950.6864	0.7441	3.5720	31,033.7289
Unmitigated	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.6864	29,950.6864	0.7441	3.5720	31,033.7289

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	7,071.11	2,873.43	6922.22	28,857,829	28,857,829
User Defined Industrial	1,535.44	623.89	1503.07	20,392,624	20,392,624
Total	8,606.54	3,497.32	8,425.29	49,250,453	49,250,453

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083300	0.023600	0.106800	0.786300	0.000000	0.000000	0.000000	0.000000	0.000000

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	988.0570	988.0570	0.0852	0.0102	993.2310
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,235.0713	1,235.0713	0.1064	0.0128	1,241.5387
NaturalGas Mitigated	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526
NaturalGas Unmitigated	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526

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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					
Unrefrigerated Warehouse-No Rail	8.13236e+006	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0439**	**0.3987**	**0.3349**	**2.3900e-003**		**0.0303**	**0.0303**		**0.0303**	**0.0303**	**0.0000**	**433.9737**	**433.9737**	**8.3200e-003**	**7.9600e-003**	**436.5526**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	8.13236e+006	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0439**	**0.3987**	**0.3349**	**2.3900e-003**		**0.0303**	**0.0303**		**0.0303**	**0.0303**	**0.0000**	**433.9737**	**433.9737**	**8.3200e-003**	**7.9600e-003**	**436.5526**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	9.3866e+006	1,235.0713	0.1064	0.0128	1,241.5387
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,235.0713**	**0.1064**	**0.0128**	**1,241.5387**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	7.50928e+006	988.0570	0.0852	0.0102	993.2310
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**988.0570**	**0.0852**	**0.0102**	**993.2310**

6.0 Area Detail

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Unmitigated	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	14.6200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.4800e-003	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Total	**16.2518**	**9.3000e-004**	**0.1030**	**1.0000e-005**		**3.7000e-004**	**3.7000e-004**		**3.7000e-004**	**3.7000e-004**	**0.0000**	**0.2008**	**0.2008**	**5.2000e-004**	**0.0000**	**0.2139**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	14.6200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.4800e-003	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Total	**16.2518**	**9.3000e-004**	**0.1030**	**1.0000e-005**		**3.7000e-004**	**3.7000e-004**		**3.7000e-004**	**3.7000e-004**	**0.0000**	**0.2008**	**0.2008**	**5.2000e-004**	**0.0000**	**0.2139**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	65.6358	0.5361	0.0132	82.9604
Unmitigated	65.6358	0.5361	0.0132	82.9604

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	16.2926 / 22.2687	65.6358	0.5361	0.0132	82.9604
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**65.6358**	**0.5361**	**0.0132**	**82.9604**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	16.2926 / 22.2687	65.6358	0.5361	0.0132	82.9604
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**65.6358**	**0.5361**	**0.0132**	**82.9604**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	667.8403	39.4682	0.0000	1,654.5460
Unmitigated	667.8403	39.4682	0.0000	1,654.5460

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**667.8403**	**39.4682**	**0.0000**	**1,654.5460**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**667.8403**	**39.4682**	**0.0000**	**1,654.5460**

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
Tractors/Loaders/Backhoes	15	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	0.2753	2.2055	2.0464	8.6900e-003		0.0845	0.0845		0.0778	0.0778	0.0000	762.6496	762.6496	0.2467	0.0000	768.8160
Total	**0.2753**	**2.2055**	**2.0464**	**8.6900e-003**		**0.0845**	**0.0845**		**0.0778**	**0.0778**	**0.0000**	**762.6496**	**762.6496**	**0.2467**	**0.0000**	**768.8160**

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 Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,045.95	1000sqft	92.88	4,045,950.00	0
User Defined Industrial	4,045.95	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	2022975	1750000
tblAreaCoating	Area_Nonresidential_Interior	6068925	5250000
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	15.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	3,803.19	3,290.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	935,625,937.50	16,292,614.50
tblWater	OutdoorWaterUseRate	0.00	22,268,686.50

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
Total	**118.0552**	**260.6676**	**316.6640**	**1.9660**	**120.1223**	**3.9655**	**124.0878**	**32.5219**	**3.7751**	**36.2970**	**0.0000**	**210,051.4742**	**210,051.4742**	**6.4581**	**23.7081**	**217,277.9353**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
Total	**118.0552**	**260.6676**	**316.6640**	**1.9660**	**120.1223**	**3.9655**	**124.0878**	**32.5219**	**3.7751**	**36.2970**	**0.0000**	**210,051.4742**	**210,051.4742**	**6.4581**	**23.7081**	**217,277.9353**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427
Unmitigated	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	7,071.11	2,873.43	6922.22	28,857,829	28,857,829
User Defined Industrial	1,535.44	623.89	1503.07	20,392,624	20,392,624
Total	8,606.54	3,497.32	8,425.29	49,250,453	49,250,453

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083300	0.023600	0.106800	0.786300	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
NaturalGas Unmitigated	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	22280.4	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2403**	**2.1844**	**1.8349**	**0.0131**		**0.1660**	**0.1660**		**0.1660**	**0.1660**		**2,621.2279**	**2,621.2279**	**0.0502**	**0.0481**	**2,636.8045**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	22.2804	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2403**	**2.1844**	**1.8349**	**0.0131**		**0.1660**	**0.1660**		**0.1660**	**0.1660**		**2,621.2279**	**2,621.2279**	**0.0502**	**0.0481**	**2,636.8045**

6.0 Area Detail

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Unmitigated	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Total	**89.0747**	**7.4700e-003**	**0.8240**	**6.0000e-005**		**2.9300e-003**	**2.9300e-003**		**2.9300e-003**	**2.9300e-003**		**1.7709**	**1.7709**	**4.6100e-003**		**1.8861**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Total	**89.0747**	**7.4700e-003**	**0.8240**	**6.0000e-005**		**2.9300e-003**	**2.9300e-003**		**2.9300e-003**	**2.9300e-003**		**1.7709**	**1.7709**	**4.6100e-003**		**1.8861**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	15	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
Total	**1.5082**	**12.0848**	**11.2132**	**0.0476**		**0.4631**	**0.4631**		**0.4260**	**0.4260**	**0.0000**	**4,606.4565**	**4,606.4565**	**1.4898**		**4,643.7020**

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 Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,045.95	1000sqft	92.88	4,045,950.00	0
User Defined Industrial	4,045.95	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	2022975	1750000
tblAreaCoating	Area_Nonresidential_Interior	6068925	5250000
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	15.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	3,803.19	3,290.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	935,625,937.50	16,292,614.50
tblWater	OutdoorWaterUseRate	0.00	22,268,686.50

2.0 Emissions Summary

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
Total	**114.7514**	**274.6635**	**285.7022**	**1.9212**	**120.1223**	**3.9674**	**124.0897**	**32.5219**	**3.7770**	**36.2989**	**0.0000**	**205,313.2255**	**205,313.2255**	**6.4842**	**23.7829**	**212,562.6334**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
Total	**114.7514**	**274.6635**	**285.7022**	**1.9212**	**120.1223**	**3.9674**	**124.0897**	**32.5219**	**3.7770**	**36.2989**	**0.0000**	**205,313.2255**	**205,313.2255**	**6.4842**	**23.7829**	**212,562.6334**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408
Unmitigated	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	7,071.11	2,873.43	6922.22	28,857,829	28,857,829
User Defined Industrial	1,535.44	623.89	1503.07	20,392,624	20,392,624
Total	8,606.54	3,497.32	8,425.29	49,250,453	49,250,453

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083300	0.023600	0.106800	0.786300	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
NaturalGas Unmitigated	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	22280.4	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2403**	**2.1844**	**1.8349**	**0.0131**		**0.1660**	**0.1660**		**0.1660**	**0.1660**		**2,621.2279**	**2,621.2279**	**0.0502**	**0.0481**	**2,636.8045**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	22.2804	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2403**	**2.1844**	**1.8349**	**0.0131**		**0.1660**	**0.1660**		**0.1660**	**0.1660**		**2,621.2279**	**2,621.2279**	**0.0502**	**0.0481**	**2,636.8045**

6.0 Area Detail

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Unmitigated	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Total	**89.0747**	**7.4700e-003**	**0.8240**	**6.0000e-005**		**2.9300e-003**	**2.9300e-003**		**2.9300e-003**	**2.9300e-003**		**1.7709**	**1.7709**	**4.6100e-003**		**1.8861**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Total	**89.0747**	**7.4700e-003**	**0.8240**	**6.0000e-005**		**2.9300e-003**	**2.9300e-003**		**2.9300e-003**	**2.9300e-003**		**1.7709**	**1.7709**	**4.6100e-003**		**1.8861**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	15	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
Total	**1.5082**	**12.0848**	**11.2132**	**0.0476**		**0.4631**	**0.4631**		**0.4260**	**0.4260**	**0.0000**	**4,606.4565**	**4,606.4565**	**1.4898**		**4,643.7020**

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 Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	49.95	1000sqft	1.15	49,949.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	24975	20000
tblAreaCoating	Area_Nonresidential_Interior	74924	60000

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	284.72	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,954,200.04	113,233.24
tblWater	OutdoorWaterUseRate	1,810,638.74	18,729.36

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Energy	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	151.3708	151.3708	7.2700e-003	2.2500e-003	152.2243
Mobile	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0359	0.2214	0.2573	3.7100e-003	9.0000e-005	0.3767
Total	**0.4457**	**0.3964**	**2.2003**	**5.2600e-003**	**0.5517**	**9.8800e-003**	**0.5615**	**0.1473**	**9.6300e-003**	**0.1570**	**46.3179**	**610.7229**	**657.0408**	**2.7718**	**0.0259**	**734.0531**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Energy	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	138.3315	138.3315	6.1500e-003	2.1200e-003	139.1168
Mobile	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0359	0.2214	0.2573	3.7100e-003	9.0000e-005	0.3767
Total	**0.4457**	**0.3964**	**2.2003**	**5.2600e-003**	**0.5517**	**9.8800e-003**	**0.5615**	**0.1473**	**9.6300e-003**	**0.1570**	**46.3179**	**597.6837**	**644.0016**	**2.7707**	**0.0258**	**720.9456**

	ROG	NOx	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**	**2.14**	**1.98**	**0.04**	**0.50**	**1.79**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893
Unmitigated	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	1,042.44	1335.14	1,459,247	1,459,247
Total	464.00	1,042.44	1,335.14	1,459,247	1,459,247

4.3 Trip Type Information

	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	52.1569	52.1569	4.5000e-003	5.4000e-004	52.4300
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.1962	65.1962	5.6200e-003	6.7000e-004	65.5376
NaturalGas Mitigated	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867
NaturalGas Unmitigated	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867

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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	1.61485e+006	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867
Total		**8.7100e-003**	**0.0792**	**0.0665**	**4.7000e-004**		**6.0200e-003**	**6.0200e-003**		**6.0200e-003**	**6.0200e-003**	**0.0000**	**86.1746**	**86.1746**	**1.6500e-003**	**1.5800e-003**	**86.6867**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.61485e+006	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867
Total		**8.7100e-003**	**0.0792**	**0.0665**	**4.7000e-004**		**6.0200e-003**	**6.0200e-003**		**6.0200e-003**	**6.0200e-003**	**0.0000**	**86.1746**	**86.1746**	**1.6500e-003**	**1.5800e-003**	**86.6867**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	495494	65.1962	5.6200e-003	6.7000e-004	65.5376
Total		**65.1962**	**5.6200e-003**	**6.7000e-004**	**65.5376**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	396395	52.1569	4.5000e-003	5.4000e-004	52.4300
Total		**52.1569**	**4.5000e-003**	**5.4000e-004**	**52.4300**

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	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Unmitigated	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Total	**0.1991**	**1.0000e-005**	**6.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.2400e-003**	**1.2400e-003**	**0.0000**	**0.0000**	**1.3200e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Total	**0.1991**	**1.0000e-005**	**6.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.2400e-003**	**1.2400e-003**	**0.0000**	**0.0000**	**1.3200e-003**

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	0.2573	3.7100e-003	9.0000e-005	0.3767
Unmitigated	0.2573	3.7100e-003	9.0000e-005	0.3767

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.113233 / 0.0187294	0.2573	3.7100e-003	9.0000e-005	0.3767
Total		**0.2573**	**3.7100e-003**	**9.0000e-005**	**0.3767**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.113233 / 0.0187294	0.2573	3.7100e-003	9.0000e-005	0.3767
Total		**0.2573**	**3.7100e-003**	**9.0000e-005**	**0.3767**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	46.2819	2.7352	0.0000	114.6616
Unmitigated	46.2819	2.7352	0.0000	114.6616

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
Total		**46.2819**	**2.7352**	**0.0000**	**114.6616**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
Total		**46.2819**	**2.7352**	**0.0000**	**114.6616**

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 Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	49.95	1000sqft	1.15	49,949.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	24975	20000
tblAreaCoating	Area_Nonresidential_Interior	74924	60000

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	284.72	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,954,200.04	113,233.24
tblWater	OutdoorWaterUseRate	1,810,638.74	18,729.36

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497
Total	**4.2505**	**3.6947**	**25.3774**	**0.0580**	**6.1315**	**0.0752**	**6.2067**	**1.6354**	**0.0725**	**1.7079**		**6,380.0834**	**6,380.0834**	**0.3088**	**0.2864**	**6,473.1544**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497
Total	**4.2505**	**3.6947**	**25.3774**	**0.0580**	**6.1315**	**0.0752**	**6.2067**	**1.6354**	**0.0725**	**1.7079**		**6,380.0834**	**6,380.0834**	**0.3088**	**0.2864**	**6,473.1544**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497
Unmitigated	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	1,042.44	1335.14	1,459,247	1,459,247
Total	464.00	1,042.44	1,335.14	1,459,247	1,459,247

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
NaturalGas Unmitigated	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	4424.25	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Total		**0.0477**	**0.4338**	**0.3644**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**		**520.5000**	**520.5000**	**9.9800e-003**	**9.5400e-003**	**523.5931**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	4.42425	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Total		**0.0477**	**0.4338**	**0.3644**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**		**520.5000**	**520.5000**	**9.9800e-003**	**9.5400e-003**	**523.5931**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Unmitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Total	**1.0911**	**5.0000e-005**	**5.0900e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0109**	**0.0109**	**3.0000e-005**		**0.0116**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Total	**1.0911**	**5.0000e-005**	**5.0900e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0109**	**0.0109**	**3.0000e-005**		**0.0116**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	49.95	1000sqft	1.15	49,949.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	24975	20000
tblAreaCoating	Area_Nonresidential_Interior	74924	60000

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	284.72	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,954,200.04	113,233.24
tblWater	OutdoorWaterUseRate	1,810,638.74	18,729.36

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.0794	5,448.0794	0.3104	0.2829	5,540.1346
Total	**3.7040**	**3.8998**	**23.0783**	**0.0541**	**6.1315**	**0.0752**	**6.2067**	**1.6354**	**0.0725**	**1.7080**		**5,968.5903**	**5,968.5903**	**0.3204**	**0.2924**	**6,063.7392**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.0794	5,448.0794	0.3104	0.2829	5,540.1346
Total	**3.7040**	**3.8998**	**23.0783**	**0.0541**	**6.1315**	**0.0752**	**6.2067**	**1.6354**	**0.0725**	**1.7080**		**5,968.5903**	**5,968.5903**	**0.3204**	**0.2924**	**6,063.7392**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.0794	5,448.0794	0.3104	0.2829	5,540.1346
Unmitigated	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.0794	5,448.0794	0.3104	0.2829	5,540.1346

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	1,042.44	1335.14	1,459,247	1,459,247
Total	464.00	1,042.44	1,335.14	1,459,247	1,459,247

4.3 Trip Type Information

	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 Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
NaturalGas Unmitigated	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	4424.25	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Total		**0.0477**	**0.4338**	**0.3644**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**		**520.5000**	**520.5000**	**9.9800e-003**	**9.5400e-003**	**523.5931**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	4.42425	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Total		**0.0477**	**0.4338**	**0.3644**	**2.6000e-003**		**0.0330**	**0.0330**		**0.0330**	**0.0330**		**520.5000**	**520.5000**	**9.9800e-003**	**9.5400e-003**	**523.5931**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Unmitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Total	**1.0911**	**5.0000e-005**	**5.0900e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0109**	**0.0109**	**3.0000e-005**		**0.0116**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Total	**1.0911**	**5.0000e-005**	**5.0900e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0109**	**0.0109**	**3.0000e-005**		**0.0116**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	32.47	1000sqft	0.75	32,467.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,920,377.89	73,601.61
tblWater	OutdoorWaterUseRate	1,177,005.80	12,174.08

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Energy	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	98.3915	98.3915	4.7300e-003	1.4700e-003	98.9462
Mobile	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220
Waste						0.0000	0.0000		0.0000	0.0000	37.5696	0.0000	37.5696	2.2203	0.0000	93.0770
Water						0.0000	0.0000		0.0000	0.0000	0.0234	0.1439	0.1673	2.4100e-003	6.0000e-005	0.2448
Total	**0.3242**	**0.2997**	**1.7126**	**4.0600e-003**	**0.4316**	**6.9300e-003**	**0.4386**	**0.1153**	**6.7400e-003**	**0.1220**	**37.5929**	**457.7651**	**495.3580**	**2.2475**	**0.0200**	**557.4909**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Energy	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	89.9159	89.9159	4.0000e-003	1.3800e-003	90.4263
Mobile	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220
Waste						0.0000	0.0000		0.0000	0.0000	37.5696	0.0000	37.5696	2.2203	0.0000	93.0770
Water						0.0000	0.0000		0.0000	0.0000	0.0234	0.1439	0.1673	2.4100e-003	6.0000e-005	0.2448
Total	**0.3242**	**0.2997**	**1.7126**	**4.0600e-003**	**0.4316**	**6.9300e-003**	**0.4386**	**0.1153**	**6.7400e-003**	**0.1220**	**37.5929**	**449.2895**	**486.8824**	**2.2468**	**0.0199**	**548.9710**

	ROG	NOx	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**	**1.85**	**1.71**	**0.03**	**0.45**	**1.53**

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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard 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 - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220
Unmitigated	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	677.59	867.84	1,141,733	1,141,733
Total	426.00	677.59	867.84	1,141,733	1,141,733

4.3 Trip Type Information

	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	33.9022	33.9022	2.9200e-003	3.5000e-004	34.0797
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	42.3777	42.3777	3.6500e-003	4.4000e-004	42.5996
NaturalGas Mitigated	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466
NaturalGas Unmitigated	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.04966e+006	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466
Total		**5.6600e-003**	**0.0515**	**0.0432**	**3.1000e-004**		**3.9100e-003**	**3.9100e-003**		**3.9100e-003**	**3.9100e-003**	**0.0000**	**56.0138**	**56.0138**	**1.0700e-003**	**1.0300e-003**	**56.3466**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.04966e+006	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466
Total		**5.6600e-003**	**0.0515**	**0.0432**	**3.1000e-004**		**3.9100e-003**	**3.9100e-003**		**3.9100e-003**	**3.9100e-003**	**0.0000**	**56.0138**	**56.0138**	**1.0700e-003**	**1.0300e-003**	**56.3466**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	322073	42.3777	3.6500e-003	4.4000e-004	42.5996
Total		**42.3777**	**3.6500e-003**	**4.4000e-004**	**42.5996**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257658	33.9022	2.9200e-003	3.5000e-004	34.0797
Total		**33.9022**	**2.9200e-003**	**3.5000e-004**	**34.0797**

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	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Unmitigated	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0151					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Total	**0.1324**	**0.0000**	**4.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**8.1000e-004**	**8.1000e-004**	**0.0000**	**0.0000**	**8.6000e-004**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0151					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Total	**0.1324**	**0.0000**	**4.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**8.1000e-004**	**8.1000e-004**	**0.0000**	**0.0000**	**8.6000e-004**

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	0.1673	2.4100e-003	6.0000e-005	0.2448
Unmitigated	0.1673	2.4100e-003	6.0000e-005	0.2448

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0736016 / 0.0121741	0.1673	2.4100e-003	6.0000e-005	0.2448
Total		**0.1673**	**2.4100e-003**	**6.0000e-005**	**0.2448**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0736016 / 0.0121741	0.1673	2.4100e-003	6.0000e-005	0.2448
Total		**0.1673**	**2.4100e-003**	**6.0000e-005**	**0.2448**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	37.5696	2.2203	0.0000	93.0770
Unmitigated	37.5696	2.2203	0.0000	93.0770

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	185.08	37.5696	2.2203	0.0000	93.0770
Total		**37.5696**	**2.2203**	**0.0000**	**93.0770**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	185.08	37.5696	2.2203	0.0000	93.0770
Total		**37.5696**	**2.2203**	**0.0000**	**93.0770**

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

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	32.47	1000sqft	0.75	32,467.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,920,377.89	73,601.61
tblWater	OutdoorWaterUseRate	1,177,005.80	12,174.08

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252
Total	**2.7792**	**2.4016**	**16.4954**	**0.0377**	**3.9855**	**0.0489**	**4.0344**	**1.0630**	**0.0471**	**1.1102**		**4,147.0734**	**4,147.0734**	**0.2007**	**0.1862**	**4,207.5698**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252
Total	**2.7792**	**2.4016**	**16.4954**	**0.0377**	**3.9855**	**0.0489**	**4.0344**	**1.0630**	**0.0471**	**1.1102**		**4,147.0734**	**4,147.0734**	**0.2007**	**0.1862**	**4,207.5698**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252
Unmitigated	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	677.59	867.84	1,141,733	1,141,733
Total	426.00	677.59	867.84	1,141,733	1,141,733

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
NaturalGas Unmitigated	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2875.78	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Total		**0.0310**	**0.2819**	**0.2368**	**1.6900e-003**		**0.0214**	**0.0214**		**0.0214**	**0.0214**		**338.3266**	**338.3266**	**6.4800e-003**	**6.2000e-003**	**340.3371**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.87578	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Total		**0.0310**	**0.2819**	**0.2368**	**1.6900e-003**		**0.0214**	**0.0214**		**0.0214**	**0.0214**		**338.3266**	**338.3266**	**6.4800e-003**	**6.2000e-003**	**340.3371**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Unmitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Total	**0.7256**	**3.0000e-005**	**3.3100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**7.1100e-003**	**7.1100e-003**	**2.0000e-005**		**7.5700e-003**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Total	**0.7256**	**3.0000e-005**	**3.3100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**7.1100e-003**	**7.1100e-003**	**2.0000e-005**		**7.5700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	32.47	1000sqft	0.75	32,467.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,920,377.89	73,601.61
tblWater	OutdoorWaterUseRate	1,177,005.80	12,174.08

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041
Total	**2.4240**	**2.5349**	**15.0010**	**0.0352**	**3.9855**	**0.0489**	**4.0344**	**1.0630**	**0.0472**	**1.1102**		**3,879.6016**	**3,879.6016**	**0.2083**	**0.1901**	**3,941.4487**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041
Total	**2.4240**	**2.5349**	**15.0010**	**0.0352**	**3.9855**	**0.0489**	**4.0344**	**1.0630**	**0.0472**	**1.1102**		**3,879.6016**	**3,879.6016**	**0.2083**	**0.1901**	**3,941.4487**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041
Unmitigated	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	677.59	867.84	1,141,733	1,141,733
Total	426.00	677.59	867.84	1,141,733	1,141,733

4.3 Trip Type Information

	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 Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
NaturalGas Unmitigated	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2875.78	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Total		**0.0310**	**0.2819**	**0.2368**	**1.6900e-003**		**0.0214**	**0.0214**		**0.0214**	**0.0214**		**338.3266**	**338.3266**	**6.4800e-003**	**6.2000e-003**	**340.3371**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.87578	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Total		**0.0310**	**0.2819**	**0.2368**	**1.6900e-003**		**0.0214**	**0.0214**		**0.0214**	**0.0214**		**338.3266**	**338.3266**	**6.4800e-003**	**6.2000e-003**	**340.3371**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Unmitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Total	**0.7256**	**3.0000e-005**	**3.3100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**7.1100e-003**	**7.1100e-003**	**2.0000e-005**		**7.5700e-003**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Total	**0.7256**	**3.0000e-005**	**3.3100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**7.1100e-003**	**7.1100e-003**	**2.0000e-005**		**7.5700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.97	1000sqft	0.69	29,970.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14985	12000
tblAreaCoating	Area_Nonresidential_Interior	44955	36000

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	170.83	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,772,520.03	67,939.94
tblWater	OutdoorWaterUseRate	1,086,383.24	11,237.61

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Energy	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	90.8243	90.8243	4.3600e-003	1.3500e-003	91.3364
Mobile	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0216	0.1328	0.1544	2.2300e-003	5.0000e-005	0.2260
Total	**0.2881**	**0.2654**	**1.5055**	**3.5700e-003**	**0.3789**	**6.2600e-003**	**0.3852**	**0.1012**	**6.0900e-003**	**0.1073**	**27.7907**	**406.3193**	**434.1100**	**1.6653**	**0.0176**	**480.9828**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Energy	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	83.0006	83.0006	3.6900e-003	1.2700e-003	83.4717
Mobile	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0216	0.1328	0.1544	2.2300e-003	5.0000e-005	0.2260
Total	**0.2881**	**0.2654**	**1.5055**	**3.5700e-003**	**0.3789**	**6.2600e-003**	**0.3852**	**0.1012**	**6.0900e-003**	**0.1073**	**27.7907**	**398.4956**	**426.2863**	**1.6646**	**0.0175**	**473.1181**

	ROG	NOx	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**	**1.93**	**1.80**	**0.04**	**0.46**	**1.64**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227
Unmitigated	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.01	625.47	801.10	1,002,310	1,002,310
Total	360.01	625.47	801.10	1,002,310	1,002,310

4.3 Trip Type Information

	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	31.2948	31.2948	2.7000e-003	3.2000e-004	31.4587
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	39.1185	39.1185	3.3700e-003	4.0000e-004	39.3233
NaturalGas Mitigated	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131
NaturalGas Unmitigated	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131

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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	968930	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131
Total		**5.2200e-003**	**0.0475**	**0.0399**	**2.8000e-004**		**3.6100e-003**	**3.6100e-003**		**3.6100e-003**	**3.6100e-003**	**0.0000**	**51.7058**	**51.7058**	**9.9000e-004**	**9.5000e-004**	**52.0131**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	968930	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131
Total		**5.2200e-003**	**0.0475**	**0.0399**	**2.8000e-004**		**3.6100e-003**	**3.6100e-003**		**3.6100e-003**	**3.6100e-003**	**0.0000**	**51.7058**	**51.7058**	**9.9000e-004**	**9.5000e-004**	**52.0131**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	297302	39.1185	3.3700e-003	4.0000e-004	39.3233
Total		**39.1185**	**3.3700e-003**	**4.0000e-004**	**39.3233**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	237842	31.2948	2.7000e-003	3.2000e-004	31.4587
Total		**31.2948**	**2.7000e-003**	**3.2000e-004**	**31.4587**

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	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Unmitigated	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1083					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Total	**0.1195**	**0.0000**	**3.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**7.4000e-004**	**7.4000e-004**	**0.0000**	**0.0000**	**7.9000e-004**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1083					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Total	**0.1195**	**0.0000**	**3.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**7.4000e-004**	**7.4000e-004**	**0.0000**	**0.0000**	**7.9000e-004**

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	0.1544	2.2300e-003	5.0000e-005	0.2260
Unmitigated	0.1544	2.2300e-003	5.0000e-005	0.2260

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0679399 / 0.0112376	0.1544	2.2300e-003	5.0000e-005	0.2260
Total		**0.1544**	**2.2300e-003**	**5.0000e-005**	**0.2260**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0679399 / 0.0112376	0.1544	2.2300e-003	5.0000e-005	0.2260
Total		**0.1544**	**2.2300e-003**	**5.0000e-005**	**0.2260**

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		**27.7692**	**1.6411**	**0.0000**	**68.7969**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		**27.7692**	**1.6411**	**0.0000**	**68.7969**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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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 Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.97	1000sqft	0.69	29,970.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14985	12000
tblAreaCoating	Area_Nonresidential_Interior	44955	36000

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	170.83	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,772,520.03	67,939.94
tblWater	OutdoorWaterUseRate	1,086,383.24	11,237.61

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013
Total	**2.5503**	**2.2169**	**15.2268**	**0.0348**	**3.6790**	**0.0451**	**3.7241**	**0.9813**	**0.0435**	**1.0248**		**3,828.1267**	**3,828.1267**	**0.1853**	**0.1719**	**3,883.9704**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013
Total	**2.5503**	**2.2169**	**15.2268**	**0.0348**	**3.6790**	**0.0451**	**3.7241**	**0.9813**	**0.0435**	**1.0248**		**3,828.1267**	**3,828.1267**	**0.1853**	**0.1719**	**3,883.9704**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013
Unmitigated	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.01	625.47	801.10	1,002,310	1,002,310
Total	360.01	625.47	801.10	1,002,310	1,002,310

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
NaturalGas Unmitigated	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2654.6	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Total		**0.0286**	**0.2603**	**0.2186**	**1.5600e-003**		**0.0198**	**0.0198**		**0.0198**	**0.0198**		**312.3062**	**312.3062**	**5.9900e-003**	**5.7300e-003**	**314.1621**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.6546	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Total		**0.0286**	**0.2603**	**0.2186**	**1.5600e-003**		**0.0198**	**0.0198**		**0.0198**	**0.0198**		**312.3062**	**312.3062**	**5.9900e-003**	**5.7300e-003**	**314.1621**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Unmitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Total	**0.6546**	**3.0000e-005**	**3.0500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.5600e-003**	**6.5600e-003**	**2.0000e-005**		**6.9900e-003**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Total	**0.6546**	**3.0000e-005**	**3.0500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.5600e-003**	**6.5600e-003**	**2.0000e-005**		**6.9900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.97	1000sqft	0.69	29,970.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14985	12000
tblAreaCoating	Area_Nonresidential_Interior	44955	36000

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	170.83	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,772,520.03	67,939.94
tblWater	OutdoorWaterUseRate	1,086,383.24	11,237.61

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.9131	3,268.9131	0.1863	0.1697	3,324.1473
Total	**2.2224**	**2.3399**	**13.8473**	**0.0325**	**3.6790**	**0.0451**	**3.7241**	**0.9813**	**0.0435**	**1.0248**		**3,581.2259**	**3,581.2259**	**0.1923**	**0.1755**	**3,638.3164**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.9131	3,268.9131	0.1863	0.1697	3,324.1473
Total	**2.2224**	**2.3399**	**13.8473**	**0.0325**	**3.6790**	**0.0451**	**3.7241**	**0.9813**	**0.0435**	**1.0248**		**3,581.2259**	**3,581.2259**	**0.1923**	**0.1755**	**3,638.3164**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.9131	3,268.9131	0.1863	0.1697	3,324.1473
Unmitigated	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.9131	3,268.9131	0.1863	0.1697	3,324.1473

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.01	625.47	801.10	1,002,310	1,002,310
Total	360.01	625.47	801.10	1,002,310	1,002,310

4.3 Trip Type Information

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
NaturalGas Unmitigated	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2654.6	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Total		**0.0286**	**0.2603**	**0.2186**	**1.5600e-003**		**0.0198**	**0.0198**		**0.0198**	**0.0198**		**312.3062**	**312.3062**	**5.9900e-003**	**5.7300e-003**	**314.1621**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.6546	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Total		**0.0286**	**0.2603**	**0.2186**	**1.5600e-003**		**0.0198**	**0.0198**		**0.0198**	**0.0198**		**312.3062**	**312.3062**	**5.9900e-003**	**5.7300e-003**	**314.1621**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Unmitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Total	**0.6546**	**3.0000e-005**	**3.0500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.5600e-003**	**6.5600e-003**	**2.0000e-005**		**6.9900e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Total	**0.6546**	**3.0000e-005**	**3.0500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**6.5600e-003**	**6.5600e-003**	**2.0000e-005**		**6.9900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.82
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,515.2532	1,515.2532	0.0728	0.0226	1,523.7968
Mobile	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.7434	8,606.7434	0.1856	0.9182	8,884.9973
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
Total	**3.3440**	**12.7702**	**14.2903**	**0.0956**	**6.1246**	**0.2136**	**6.3382**	**1.6789**	**0.2061**	**1.8850**	**126.5723**	**10,232.1062**	**10,358.6785**	**7.8036**	**0.9426**	**10,834.6506**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,384.7278	1,384.7278	0.0615	0.0212	1,392.5879
Mobile	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.7434	8,606.7434	0.1856	0.9182	8,884.9973
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
Total	**3.3440**	**12.7702**	**14.2903**	**0.0956**	**6.1246**	**0.2136**	**6.3382**	**1.6789**	**0.2061**	**1.8850**	**126.5723**	**10,101.5808**	**10,228.1531**	**7.7923**	**0.9412**	**10,703.4416**

	ROG	NOx	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**	**1.28**	**1.26**	**0.14**	**0.14**	**1.21**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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 Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.7434	8,606.7434	0.1856	0.9182	8,884.9973
Unmitigated	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.7434	8,606.7434	0.1856	0.9182	8,884.9973

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,911.00	778.65	1956.40	8,105,333	8,105,333
User Defined Industrial	531.00	216.35	543.60	7,103,096	7,103,096
Total	2,442.00	995.00	2,500.00	15,208,429	15,208,429

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	0.290500	0.082400	0.182700	0.444400	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	522.1018	522.1018	0.0450	5.4000e-003	524.8358
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	652.6273	652.6273	0.0563	6.7500e-003	656.0447
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

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	652.6273	0.0563	6.7500e-003	656.0447
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**652.6273**	**0.0563**	**6.7500e-003**	**656.0447**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.968e+006	522.1018	0.0450	5.4000e-003	524.8358
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**522.1018**	**0.0450**	**5.4000e-003**	**524.8358**

6.0 Area Detail

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
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	9.1161	0.0745	1.8300e-003	11.5223
Unmitigated	9.1161	0.0745	1.8300e-003	11.5223

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	2.26286 / 3.09287	9.1161	0.0745	1.8300e-003	11.5223
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**9.1161**	**0.0745**	**1.8300e-003**	**11.5223**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	2.26286 / 3.09287	9.1161	0.0745	1.8300e-003	11.5223
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**9.1161**	**0.0745**	**1.8300e-003**	**11.5223**

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 Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
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 Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.82
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.9023**	**73.5389**	**93.7142**	**0.5924**	**38.0879**	**1.2627**	**39.3506**	**10.4238**	**1.2173**	**11.6411**	**0.0000**	**65,045.1342**	**65,045.1342**	**1.5445**	**6.2711**	**66,952.5180**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.9023**	**73.5389**	**93.7142**	**0.5924**	**38.0879**	**1.2627**	**39.3506**	**10.4238**	**1.2173**	**11.6411**	**0.0000**	**65,045.1342**	**65,045.1342**	**1.5445**	**6.2711**	**66,952.5180**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481
Unmitigated	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,911.00	778.65	1956.40	8,105,333	8,105,333
User Defined Industrial	531.00	216.35	543.60	7,103,096	7,103,096
Total	2,442.00	995.00	2,500.00	15,208,429	15,208,429

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290500	0.082400	0.182700	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.82
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.7063	57,858.7063	1.2525	6.1998	59,737.5523
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.0024**	**77.2626**	**84.7447**	**0.5795**	**38.0879**	**1.2631**	**39.3510**	**10.4238**	**1.2176**	**11.6415**	**0.0000**	**63,683.4336**	**63,683.4336**	**1.5516**	**6.2953**	**65,598.2222**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.7063	57,858.7063	1.2525	6.1998	59,737.5523
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.0024**	**77.2626**	**84.7447**	**0.5795**	**38.0879**	**1.2631**	**39.3510**	**10.4238**	**1.2176**	**11.6415**	**0.0000**	**63,683.4336**	**63,683.4336**	**1.5516**	**6.2953**	**65,598.2222**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.7063	57,858.7063	1.2525	6.1998	59,737.5523
Unmitigated	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.7063	57,858.7063	1.2525	6.1998	59,737.5523

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,911.00	778.65	1956.40	8,105,333	8,105,333
User Defined Industrial	531.00	216.35	543.60	7,103,096	7,103,096
Total	2,442.00	995.00	2,500.00	15,208,429	15,208,429

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290500	0.082400	0.182700	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.70
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,443.8284	1,443.8284	0.0993	0.0179	1,451.6540
Mobile	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.3932	25,868.3932	0.6425	3.0855	26,803.9179
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
Total	**18.0339**	**39.6299**	**42.1823**	**0.2774**	**16.9512**	**0.5773**	**17.5285**	**4.5963**	**0.5495**	**5.1458**	**672.8656**	**28,032.1455**	**28,705.0111**	**40.9454**	**3.1162**	**30,657.2660**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,230.1456	1,230.1456	0.0809	0.0157	1,236.8523
Mobile	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.3932	25,868.3932	0.6425	3.0855	26,803.9179
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
Total	**18.0339**	**39.6299**	**42.1823**	**0.2774**	**16.9512**	**0.5773**	**17.5285**	**4.5963**	**0.5495**	**5.1458**	**672.8656**	**27,818.4627**	**28,491.3283**	**40.9270**	**3.1140**	**30,442.4643**

	ROG	NOx	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**	**0.76**	**0.74**	**0.04**	**0.07**	**0.70**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2021	4/30/2021	5	0	

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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 - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.3932	25,868.3932	0.6425	3.0855	26,803.9179
Unmitigated	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.3932	25,868.3932	0.6425	3.0855	26,803.9179

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,105.05	2,487.45	5960.15	24,909,023	24,909,023
User Defined Industrial	1,326.85	540.75	1295.35	17,618,328	17,618,328
Total	7,431.90	3,028.20	7,255.50	42,527,351	42,527,351

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	854.7312	854.7312	0.0737	8.8400e-003	859.2070
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,068.4140	1,068.4140	0.0921	0.0111	1,074.0087
NaturalGas Mitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
NaturalGas Unmitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0379**	**0.3449**	**0.2897**	**2.0700e-003**		**0.0262**	**0.0262**		**0.0262**	**0.0262**	**0.0000**	**375.4144**	**375.4144**	**7.2000e-003**	**6.8800e-003**	**377.6453**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0379**	**0.3449**	**0.2897**	**2.0700e-003**		**0.0262**	**0.0262**		**0.0262**	**0.0262**	**0.0000**	**375.4144**	**375.4144**	**7.2000e-003**	**6.8800e-003**	**377.6453**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	8.12e+006	1,068.4140	0.0921	0.0111	1,074.0087
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**1,068.4140**	**0.0921**	**0.0111**	**1,074.0087**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	6.496e+006	854.7312	0.0737	8.8400e-003	859.2070
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**854.7312**	**0.0737**	**8.8400e-003**	**859.2070**

6.0 Area Detail

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Unmitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Total	**14.2777**	**8.1000e-004**	**0.0891**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**	**0.0000**	**0.1737**	**0.1737**	**4.5000e-004**	**0.0000**	**0.1850**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Total	**14.2777**	**8.1000e-004**	**0.0891**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**	**0.0000**	**0.1737**	**0.1737**	**4.5000e-004**	**0.0000**	**0.1850**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	63.8126	0.5212	0.0128	80.6559
Unmitigated	63.8126	0.5212	0.0128	80.6559

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**63.8126**	**0.5212**	**0.0128**	**80.6559**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**63.8126**	**0.5212**	**0.0128**	**80.6559**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	667.8403	39.4682	0.0000	1,654.5460
Unmitigated	667.8403	39.4682	0.0000	1,654.5460

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**667.8403**	**39.4682**	**0.0000**	**1,654.5460**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		**667.8403**	**39.4682**	**0.0000**	**1,654.5460**

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
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Total	**0.2386**	**1.9114**	**1.7736**	**7.5300e-003**		**0.0732**	**0.0732**		**0.0674**	**0.0674**	**0.0000**	**660.9630**	**660.9630**	**0.2138**	**0.0000**	**666.3072**

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 Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.70
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**103.2845**	**225.2520**	**273.4809**	**1.6985**	**103.7534**	**3.4275**	**107.1808**	**28.0906**	**3.2629**	**31.3536**	**0.0000**	**181,477.2754**	**181,477.2754**	**5.5822**	**20.4838**	**187,720.9899**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**103.2845**	**225.2520**	**273.4809**	**1.6985**	**103.7534**	**3.4275**	**107.1808**	**28.0906**	**3.2629**	**31.3536**	**0.0000**	**181,477.2754**	**181,477.2754**	**5.5822**	**20.4838**	**187,720.9899**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156
Unmitigated	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,105.05	2,487.45	5960.15	24,909,023	24,909,023
User Defined Industrial	1,326.85	540.75	1295.35	17,618,328	17,618,328
Total	7,431.90	3,028.20	7,255.50	42,527,351	42,527,351

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19.274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

6.0 Area Detail

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**1.3071**	**10.4735**	**9.7181**	**0.0413**		**0.4013**	**0.4013**		**0.3692**	**0.3692**	**0.0000**	**3,992.2623**	**3,992.2623**	**1.2912**		**4,024.5417**

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 Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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)	290.08	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.70
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

2.0 Emissions Summary

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**100.4320**	**237.3441**	**246.7495**	**1.6598**	**103.7534**	**3.4291**	**107.1825**	**28.0906**	**3.2645**	**31.3552**	**0.0000**	**177,386.4251**	**177,386.4251**	**5.6047**	**20.5484**	**183,649.9571**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**100.4320**	**237.3441**	**246.7495**	**1.6598**	**103.7534**	**3.4291**	**107.1825**	**28.0906**	**3.2645**	**31.3552**	**0.0000**	**177,386.4251**	**177,386.4251**	**5.6047**	**20.5484**	**183,649.9571**

	ROG	NOx	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828
Unmitigated	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,105.05	2,487.45	5960.15	24,909,023	24,909,023
User Defined Industrial	1,326.85	540.75	1295.35	17,618,328	17,618,328
Total	7,431.90	3,028.20	7,255.50	42,527,351	42,527,351

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
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19.274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2079**	**1.8896**	**1.5873**	**0.0113**		**0.1436**	**0.1436**		**0.1436**	**0.1436**		**2,267.5262**	**2,267.5262**	**0.0435**	**0.0416**	**2,281.0010**

6.0 Area Detail

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Total	**78.2547**	**6.4600e-003**	**0.7128**	**5.0000e-005**		**2.5300e-003**	**2.5300e-003**		**2.5300e-003**	**2.5300e-003**		**1.5320**	**1.5320**	**3.9800e-003**		**1.6316**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
Total	**1.3071**	**10.4735**	**9.7181**	**0.0413**		**0.4013**	**0.4013**		**0.3692**	**0.3692**	**0.0000**	**3,992.2623**	**3,992.2623**	**1.2912**		**4,024.5417**

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

Table 1

2020 Traffic Study Project Trip Generation Summary

Land Use	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Actual Vehicles							
Beaumont Pointe							
Commercial Passenger Cars:	142	79	221	255	159	414	4,256
Industrial Passenger Cars:	559	120	679	210	679	889	9,770
Total Trucks (Actual Vehicles)	132	28	160	36	127	163	2,240
Total Project Trips (Actual Vehicles)	**833**	**227**	**1,060**	**501**	**965**	**1,466**	**16,266**
Passenger Car Equivalent (PCE)							
Beaumont Pointe							
Commercial Passenger Cars:	142	79	221	255	159	414	4,256
Industrial Passenger Cars:	559	120	679	210	679	889	9,770
Total Trucks (PCE)	318	71	389	86	300	386	5,588
Total Project Trips (PCE)	**1,019**	**270**	**1,289**	**551**	**1,138**	**1,689**	**19,614**

Table 2

Trip Generation Summary: Existing General Plan

Land Use[1]	Units[2]	ITE LU Code	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Single Family Detached Residential	DU	210	0.19	0.55	0.74	0.62	0.37	0.99	9.44

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

[2] DU = Dwelling Units

Trip Generation Summary:	Quantity	Units[1]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Single Family Detached Residential	383	DU	73	211	283	239	140	379	3,616

[1] DU = Dwelling Units

Table 3

Trip Generation Summary: Reduced Development Area and Intensity Alternative

Land Use	Quantity	Units[1]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Actual Vehicles:									
Industrial Uses	4,000.000	TSF							
Passenger Cars:			480	96	576	170	575	745	8,020
Total Trucks (Actual Vehicles):			118	24	142	30	112	142	1,860
Industrial Total Trips (Actual Vehicles)[2]			598	120	718	200	687	887	9,880
Hotel	125	RMS	34	4	38	31	29	60	836
Commercial Retail	123.000	TSF	108	75	183	196	109	305	2,898
Total Trips (Actual Vehicles)[2]			**740**	**199**	**939**	**427**	**825**	**1,252**	**13,614**
Passenger Car Equivalent (PCE):									
Industrial Uses	4,000.000	TSF							
Passenger Cars:			480	96	576	170	575	745	8,020
Total Trucks (PCE):			281	60	341	71	263	334	4,614
Industrial Total Trips (PCE)[2]			761	156	917	241	838	1,079	12,634
Hotel	125	RMS	34	4	38	31	29	60	836
Commercial Retail	123.000	TSF	108	75	183	196	109	305	2,898
Total Trips (PCE)[2]			**903**	**235**	**1,138**	**468**	**976**	**1,444**	**16,368**

[1] TSF = thousand square feet; RMS = Rooms

[2] Total Trips = Passenger Cars + Truck Trips.

Table 4

Trip Generation Summary: Reduced Intensity (10% Reduction)

Land Use	Quantity	Units[1]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Actual Vehicles:									
Industrial Uses	4,495.500	TSF							
Passenger Cars:			503	108	611	189	611	800	8,794
Total Trucks (Actual Vehicles):			119	25	144	32	114	147	2,016
Industrial Total Trips (Actual Vehicles)[2]			622	133	755	221	725	947	10,810
Hotel	125	RMS	34	4	38	31	29	60	836
Commercial Retail	221.400	TSF	97	68	165	202	117	319	3,078
Total Trips (Actual Vehicles)[2]			**753**	**205**	**958**	**454**	**871**	**1,326**	**14,724**
Passenger Car Equivalent (PCE):									
Industrial Uses	4,495.500	TSF							
Passenger Cars:			503	108	611	189	611	800	8,794
Total Trucks (PCE):			286	64	350	77	270	347	5,030
Industrial Total Trips (PCE)[2]			789	172	961	266	881	1,148	13,824
Hotel	125	RMS	34	4	38	31	29	60	836
Commercial Retail	221.400	TSF	97	68	165	202	117	319	3,078
Total Trips (PCE)[2]			**921**	**243**	**1,164**	**499**	**1,027**	**1,526**	**17,738**

[1] TSF = thousand square feet; RMS = Rooms

[2] Total Trips = Passenger Cars + Truck Trips.

Table 5

Trip Generation Summary: Truck Storage Yard Alternative

Land Use	Quantity	Units[1]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Actual Vehicles:									
Industrial Uses	4,000.000	TSF							
Passenger Cars:			480	96	576	170	575	745	8,020
Total Trucks (Actual Vehicles):			118	24	142	30	112	142	1,860
Industrial Total Trips (Actual Vehicles)[2]			598	120	718	200	687	887	9,880
Hotel	125	RMS	34	4	38	31	29	60	836
Commercial Retail	246.000	TSF	108	75	183	224	130	354	3,420
Total Trips (Actual Vehicles)[2]			**740**	**199**	**939**	**455**	**846**	**1,301**	**14,136**
Passenger Car Equivalent (PCE):									
Industrial Uses	4,000.000	TSF							
Passenger Cars:			480	96	576	170	575	745	8,020
Total Trucks (PCE):			281	64	350	77	270	347	5,030
Industrial Total Trips (PCE)[2]			761	160	926	247	845	1,092	13,050
Hotel	125	RMS	34	4	38	31	29	60	836
Commercial Retail	246.000	TSF	108	75	183	224	130	354	3,420
Total Trips (PCE)[2]			**903**	**239**	**1,147**	**503**	**1,004**	**1,507**	**17,306**

Note: It is assumed that the truck storage yard would be an ancillary use to one of the adjacent industrial warehouse buildings.

As such, the trip generation associated with the truck storage yard has not been calculated as an independent use.

[1] TSF = thousand square feet; RMS = Rooms

[2] Total Trips = Passenger Cars + Truck Trips.

July 27, 2021

Mr. Mike Masterson
JRT BP 1 LLC
1800 Century Park E. Suite 600
Los Angeles, CA 90067

SUBJECT: BEAUMONT POINTE SPECIFIC PLAN VEHICLE MILES TRAVELED (VMT) ALTERNATIVES ANALYSIS

Dear Mr. Mike Masterson:

The following Vehicle Miles Traveled (VMT) Alternatives Analysis has been prepared for the proposed Beaumont Pointe Specific Plan development (**Project**), which is located south of the SR-60 Freeway and west of Jack Rabbit Trail in the City of Beaumont. The purpose of this alternatives analysis is to evaluate potential changes in VMT for five (5) land use alternatives.

PROJECT ALTERNATIVES VMT ANALYSIS

The following 5 land use alternatives are evaluated as part of this analysis:

- Alternative 1: No Project/No Development
- Alternative 2: Existing General Plan
- Alternative 3: Reduced Development Area and Intensity
- Alternative 4: Reduced Intensity
- Alternative 5: Truck Yard Storage yard

Each alternative has been estimated using the same methodology and procedures outlined by the City of Beaumont's updated traffic study guidelines[1], which calls for the use of the current RIVTAM travel demand model to estimate VMT for each alternative.

ALTERNATIVE 1: NO PROJECT/NO DEVELOPMENT

The No Project/No Development Alternative considers no development on the Project site beyond that which occurs under existing conditions. As such, the entire 539.9-acre site would remain vacant and undeveloped, and no improvements would be made to the Project site.

[1] City of Beaumont. SB 743 Vehicle Miles Traveled (VMT) Thresholds for California Environmental Quality Act (CEQA) Compliance Related to Transportation Analysis. June 16, 2020

ALTERNATIVE 2: EXISTING GENERAL PLAN

The Existing General Plan Alternative considers development of the site with land uses that are consistent with the existing City of Beaumont General Plan land use designation. The City of Beaumont General Plan designates the Project site as Rural Residential 1 which permits one single-family dwelling per 1 acre lot. The General Plan anticipates the development of 383 dwelling units in the Rural Residential 1 land use in the City's Sphere of Influence (SOI). Accordingly, under the No Project/Existing General Plan Alternative, the Project would not be implemented, but an alternate residential development would occur. Consistent with the General Plan, this alternative would determine the relative impacts of up to 383 residential units developed on the Project site.

ALTERNATIVE 3: REDUCED DEVELOPMENT AREA AND INTENSITY

The Reduced Development Area and Intensity Alternative would result in an overall 50% reduction of commercial development within Planning Areas 1 and 2 and an overall reduction of 995,000 square feet (sf) of industrial development. The reduction in industrial development would occur by eliminating 995,000 sf in Planning Area 8 and expanding Planning Area 7 to allow an additional 305,000 sf of industrial development. Overall, the Project would allow for up to 123,000 sf of commercial development, a 125-room hotel, and 4.0 MM sf of industrial development.

ALTERNATIVE 4: REDUCED INTENSITY

The Reduced Intensity Alternative would consider development of the Project site with a 10% reduction in industrial and commercial development. Under this alternative, the Project would allow for 4,495,500 sf of industrial development, 221,400 sf of commercial development, and a 125-room hotel. The development impact area would generally remain the same as the Project. Access to the site would be the same with a proportional reduction in the number of parking spaces.

ALTERNATIVE 5: TRUCK STORAGE YARD ALTERNATIVE

The Truck Storage Yard Alternative would be the same as the proposed Project except that it would replace the warehouse building (approximately 1 MM sf) in Planning Area 8 with a truck storage yard (lay down yard). Overall, the Project would allow for up to 246,000 sf of commercial development, a 125-room hotel, and 4.0 MM sf of industrial development, and a truck storage yard. The grading quantities and phases would be the same as the Project.

ALTERNATIVE SCENARIOS VMT COMPARISON

Each of the aforementioned land use alternatives (with the exception of the No Project alternative) has been modeled using the RIVTAM travel demand model to estimate VMT. Table 5 summarizes the results for each scenario.

TABLE 5: PROJECT VMT COMPARISONS WITH CITY ADOPTED THRESHOLD

	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Existing General Plan	Alternative 3: Reduced Development Area and Intensity	Alternative 4: Reduced Intensity	Alternative 5: Truck Storage Yard
VMT	213,809	0	7,175	154,519	192,575	173,258
SP	5,456	0	1,203	4,239	4,836	4,345
VMT per SP	39.19	0	5.96	36.45	39.82	39.88
City Threshold	27.03	27.03	27.03	27.03	27.03	27.03
Significant?	Yes	No	No	Yes	Yes	Yes

Project generated VMT and VMT per service population for Alternatives 1 (No Project) and 2 (Existing General Plan) would be below the City's impact threshold and result in a less than significant impact. The remaining Alternatives provide reductions in VMT and VMT per service population as compared to the proposed Project, however, they would continue to exceed the City's impact threshold and thus result in a significant impact.

If you have any questions, please contact me directly at 949-660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.

Alex So
Senior Associate