



February 14, 2022

Joseph and Jasmine Wiens
c/o 4M Engineering and Development, Inc.
41635 Enterprise Cir N, Suite B
Temecula, CA 92590

SUBJECT: GLENOAKS ROAD WINERY VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Dear Joseph and Jasmine Wiens:

The following Vehicle Miles Traveled (VMT) Screening Evaluation has been prepared for the proposed Glenoaks Road Winery development (**Project**), which is located on the southeast corner of Glen Oaks Road and Rancho California Road in the County of Riverside.

PROJECT OVERVIEW

The proposed project is to consist of the development of a 3,600 square foot wine tasting room and patio (See Attachment A).

BACKGROUND

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which requires all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) (**Technical Advisory**) (1). Based on the Technical Advisory, the County of Riverside has adopted its own Riverside County's Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled (December 2020) (**County Guidelines**) (2). The adopted County Guidelines have been utilized to prepare this VMT analysis.

PROJECT LEVEL SCREENING

Consistent with County Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The following screening thresholds are listed in the County Guidelines, and those applicable to the proposed Project (highlighted in **bold**) have been selected for further review:

- **Small Projects**
- **High Quality Transit Areas (HQTA)**

- **Local Serving Retail**
- Affordable Housing (not applicable)
- Local Essential Service (not applicable)
- Map-Based Screening (not applicable)

SMALL PROJECTS SCREENING

The County Guidelines list two types of screening criteria that may apply to “small projects.” The first is a vehicle trip threshold of 110 trips per day. Trips anticipated to be generated by the Project are estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021(3). The Project is anticipated to generate 146 weekday and 338 weekend vehicle trip-ends (i.e., includes both inbound and outbound trips) per day that would exceed the 110 daily trip threshold (See Attachment B).

Additionally, the County Guidelines also identifies land use projects that are forecasted to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year, which are also estimated to cause a less than significant VMT impact.¹ The County Guidelines provides a table for several different land use development types and their CO₂e per year emission rates. Based on the GHG Analysis (Urban Crossroads, January 2022) performed for the Project, the analysis found the annual GHG emissions associated with the proposed Project would generate a net total of approximately 399.60 MTCO₂e/yr. Therefore, the Project with its intended development 3,600 square feet wine tasting room and patio would not exceed the 3,000 MTCO₂e threshold (See Attachment C).

Small Projects screening criteria is met.

HIGH QUALITY TRANSIT AREAS (HQTA) SCREENING

Projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing “major transit stop”² or an existing stop along a “high-quality transit corridor”³) may be presumed to have a less than significant impact, absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75.
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking).

¹ County Guidelines; Page 19.

² Pub. Resources Code, § 21064.3 (“‘Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.”).

³ Pub. Resources Code, § 21155 (“For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.”).

- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The Project is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor.

HQTA screening criteria is not met.

LOCAL SERVING RETAIL SCREENING

The County Guidelines identifies that local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact without substantial evidence to the contrary. In addition to local serving retail, other types of local serving uses (e.g., day care centers, non-destination hotels, affordable housing, places of worship, etc.) may also be presumed to have a less than significant impact as their uses are local serving in nature and tend to have shorter vehicle trips. The Project does not intend to develop any local serving retail land uses.

Local Serving Retail screening criteria is not met.

CONCLUSION

In summary, the Project was evaluated consistent with the screening criteria outlined in the County Guidelines. The Project was found to meet the 3,000 MTCO₂e small project screening criteria and is therefore presumed to result in a less than significant VMT impact; no additional VMT analysis is required.

If you have any questions, please contact me directly at aso@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.



Alexander So
Senior Analyst

REFERENCES

1. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
2. **County of Riverside.** *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled.* County of Riverside : s.n., December 2020.
3. **Institute of Transportation Engineers.** *Trip Generation Manual.* 11th Edition. 2021.

ATTACHMENT A
PRELIMINARY SITE PLAN



ATTACHMENT B
PROJECT TRIP GENERATION

TABLE 1: PROJECT TRIP GENERATION SUMMARY

Land Use ¹	Units ²	AM Peak Hour			PM Peak Hour			Weekday Daily	Saturday Peak Hour			Saturday Daily
		In	Out	Total	In	Out	Total		In	Out	Total	
Trip Generation Rates:												
Small Winery	TSF	1.71	0.73	2.44	4.31	4.31	8.61	41.73	10.56	11.90	22.46	96.18

¹ Daily weekday and Saturday rates are based on the Wine County Community Plan (WCCP) trip generation rates. Used data for Leonesse Winery (small). Peak hour rates developed based on a ratio of the WCCP and Institute of Transportation Engineers (ITE) daily rates for winery.

² TSF = Thousand Square Feet

Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Weekday Daily	Saturday Peak Hour			Saturday Daily
		In	Out	Total	In	Out	Total		In	Out	Total	
Trip Generation Summary:												
Winery - Tasting Room	3,500 TSF	6	3	9	15	15	30	146	37	42	79	338

¹ TSF = Thousand Square Feet

ATTACHMENT C
CALEEMOD OUTPUT DATA

Lost Ranch Winery - Riverside-South Coast County, Annual

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

Lost Ranch Winery

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	4.00	1000sqft	0.09	4,000.00	0
Other Asphalt Surfaces	48.20	1000sqft	1.11	48,196.00	0
Parking Lot	58.00	Space	0.08	3,581.00	0
City Park	8.83	Acre	8.83	384,614.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total Project area is 10.11 acres

Construction Phase -

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

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Off-road Equipment - Crawler Tractors used in lieu of Tractors/Loaders/Backhoes

Off-road Equipment -

Off-road Equipment - Crawler Tractors used in lieu of Tractors/Loaders/Backhoes

Lost Ranch Winery - Riverside-South Coast County, Annual

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

Trips and VMT - Vendor Trips adjusted based on CalEEMod defaults for Building Construction and number of days for Site Preparation, Grading, Building Construction, Paving, and Architectural Coating

Grading - For purposes of analysis, total acres graded per day is based on the equipment specific grading rates (CalEEMod Appendix A) and the equipment list

Architectural Coating - Rule 1113

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

Construction Off-road Equipment Mitigation - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblLandUse	LandUseSquareFeet	23,200.00	3,581.00
tblLandUse	LandUseSquareFeet	384,634.80	384,614.00
tblLandUse	LotAcreage	0.52	0.08
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblTripsAndVMT	VendorTripNumber	72.00	57.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	28.00	0.00

Lost Ranch Winery - Riverside-South Coast County, Annual

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

tblVehicleTrips	PB_TP	6.00	0.00
tblVehicleTrips	PR_TP	66.00	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	1.74	96.18
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	1.74	96.18
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	1.74	41.73

2.0 Emissions Summary

Lost Ranch Winery - Riverside-South Coast County, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1774	1.6629	1.4134	3.3900e-003	0.3515	0.0713	0.4229	0.1320	0.0663	0.1983	0.0000	302.5090	302.5090	0.0619	7.1000e-003	306.1698
2023	0.2912	2.1647	2.9173	6.6900e-003	0.2793	0.0946	0.3739	0.0751	0.0889	0.1640	0.0000	601.5803	601.5803	0.0818	0.0213	609.9588
2024	0.0100	9.2100e-003	0.0178	4.0000e-005	2.1600e-003	4.2000e-004	2.5800e-003	5.8000e-004	4.2000e-004	1.0000e-003	0.0000	3.5617	3.5617	1.3000e-004	9.0000e-005	3.5910
Maximum	0.2912	2.1647	2.9173	6.6900e-003	0.3515	0.0946	0.4229	0.1320	0.0889	0.1983	0.0000	601.5803	601.5803	0.0818	0.0213	609.9588

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1774	1.6629	1.4134	3.3900e-003	0.1912	0.0713	0.2625	0.0661	0.0663	0.1323	0.0000	302.5087	302.5087	0.0619	7.1000e-003	306.1695
2023	0.2912	2.1647	2.9173	6.6900e-003	0.2793	0.0946	0.3739	0.0751	0.0889	0.1640	0.0000	601.5799	601.5799	0.0818	0.0213	609.9584
2024	0.0100	9.2100e-003	0.0178	4.0000e-005	2.1600e-003	4.2000e-004	2.5800e-003	5.8000e-004	4.2000e-004	1.0000e-003	0.0000	3.5617	3.5617	1.3000e-004	9.0000e-005	3.5910
Maximum	0.2912	2.1647	2.9173	6.6900e-003	0.2793	0.0946	0.3739	0.0751	0.0889	0.1640	0.0000	601.5799	601.5799	0.0818	0.0213	609.9584

Lost Ranch Winery - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	25.33	0.00	20.06	31.76	0.00	18.17	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2022	10-31-2022	1.3220	1.3220
2	11-1-2022	1-31-2023	0.7114	0.7114
3	2-1-2023	4-30-2023	0.6416	0.6416
4	5-1-2023	7-31-2023	0.6615	0.6615
5	8-1-2023	10-31-2023	0.6624	0.6624
6	11-1-2023	1-31-2024	0.2782	0.2782
		Highest	1.3220	1.3220

Lost Ranch Winery - Riverside-South Coast County, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Energy	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	2.2971	2.2971	1.7000e-004	3.0000e-005	2.3093
Mobile	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145
Waste						0.0000	0.0000		0.0000	0.0000	0.9175	0.0000	0.9175	0.0542	0.0000	2.2731
Water						0.0000	0.0000		0.0000	0.0000	0.2935	22.8652	23.1587	0.0321	9.5000e-004	24.2423
Total	0.1551	0.2325	1.4750	3.5900e-003	0.3715	2.9300e-003	0.3744	0.0992	2.7500e-003	0.1020	1.2110	360.0795	361.2905	0.1027	0.0171	368.9422

Lost Ranch Winery - 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	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Energy	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	2.2971	2.2971	1.7000e-004	3.0000e-005	2.3093
Mobile	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145
Waste						0.0000	0.0000		0.0000	0.0000	0.9175	0.0000	0.9175	0.0542	0.0000	2.2731
Water						0.0000	0.0000		0.0000	0.0000	0.2935	22.8652	23.1587	0.0321	9.5000e-004	24.2423
Total	0.1551	0.2325	1.4750	3.5900e-003	0.3715	2.9300e-003	0.3744	0.0992	2.7500e-003	0.1020	1.2110	360.0795	361.2905	0.1027	0.0171	368.9422

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/1/2022	8/12/2022	5	10	
2	Grading	Grading	8/13/2022	9/23/2022	5	30	
3	Building Construction	Building Construction	9/24/2022	11/17/2023	5	300	

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

4	Paving	Paving	11/18/2023	12/15/2023	5	20
5	Architectural Coating	Architectural Coating	12/16/2023	1/12/2024	5	20

Acres of Grading (Site Preparation Phase): 35

Acres of Grading (Grading Phase): 120

Acres of Paving: 1.19

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,000; Non-Residential Outdoor: 2,000; Striped Parking Area: 3,107 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Crawler Tractors	4	8.00	212	0.43
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48

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

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
Site Preparation	7	18.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	185.00	57.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	37.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1089	0.0000	0.1089	0.0517	0.0000	0.0517	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0224	0.2517	0.0999	2.8000e-004		0.0108	0.0108		9.9200e-003	9.9200e-003	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1894
Total	0.0224	0.2517	0.0999	2.8000e-004	0.1089	0.0108	0.1197	0.0517	9.9200e-003	0.0616	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1894

Lost Ranch Winery - 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 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	4.4000e-004	1.5000e-004	0.0000	6.0000e-005	1.0000e-005	7.0000e-005	2.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.1751	0.1751	0.0000	3.0000e-005	0.1829
Worker	3.1000e-004	2.4000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7822	0.7822	2.0000e-005	2.0000e-005	0.7892
Total	3.3000e-004	6.8000e-004	3.2200e-003	1.0000e-005	1.0500e-003	2.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.9573	0.9573	2.0000e-005	5.0000e-005	0.9721

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0425	0.0000	0.0425	0.0202	0.0000	0.0202	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0224	0.2517	0.0999	2.8000e-004		0.0108	0.0108		9.9200e-003	9.9200e-003	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1893
Total	0.0224	0.2517	0.0999	2.8000e-004	0.0425	0.0108	0.0533	0.0202	9.9200e-003	0.0301	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1893

Lost Ranch Winery - 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 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	4.4000e-004	1.5000e-004	0.0000	6.0000e-005	1.0000e-005	7.0000e-005	2.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.1751	0.1751	0.0000	3.0000e-005	0.1829
Worker	3.1000e-004	2.4000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7822	0.7822	2.0000e-005	2.0000e-005	0.7892
Total	3.3000e-004	6.8000e-004	3.2200e-003	1.0000e-005	1.0500e-003	2.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.9573	0.9573	2.0000e-005	5.0000e-005	0.9721

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1540	0.0000	0.1540	0.0565	0.0000	0.0565	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0642	0.7126	0.4379	1.0700e-003		0.0286	0.0286		0.0263	0.0263	0.0000	94.2610	94.2610	0.0305	0.0000	95.0231
Total	0.0642	0.7126	0.4379	1.0700e-003	0.1540	0.0286	0.1826	0.0565	0.0263	0.0829	0.0000	94.2610	94.2610	0.0305	0.0000	95.0231

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	3.9900e-003	1.3500e-003	2.0000e-005	5.7000e-004	5.0000e-005	6.2000e-004	1.6000e-004	5.0000e-005	2.2000e-004	0.0000	1.5761	1.5761	2.0000e-005	2.3000e-004	1.6462
Worker	1.0500e-003	8.2000e-004	0.0102	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6074	2.6074	7.0000e-005	7.0000e-005	2.6306
Total	1.1900e-003	4.8100e-003	0.0116	5.0000e-005	3.8700e-003	7.0000e-005	3.9300e-003	1.0400e-003	7.0000e-005	1.1100e-003	0.0000	4.1834	4.1834	9.0000e-005	3.0000e-004	4.2768

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0600	0.0000	0.0600	0.0220	0.0000	0.0220	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0642	0.7126	0.4379	1.0700e-003		0.0286	0.0286		0.0263	0.0263	0.0000	94.2609	94.2609	0.0305	0.0000	95.0230
Total	0.0642	0.7126	0.4379	1.0700e-003	0.0600	0.0286	0.0887	0.0220	0.0263	0.0484	0.0000	94.2609	94.2609	0.0305	0.0000	95.0230

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	3.9900e-003	1.3500e-003	2.0000e-005	5.7000e-004	5.0000e-005	6.2000e-004	1.6000e-004	5.0000e-005	2.2000e-004	0.0000	1.5761	1.5761	2.0000e-005	2.3000e-004	1.6462
Worker	1.0500e-003	8.2000e-004	0.0102	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6074	2.6074	7.0000e-005	7.0000e-005	2.6306
Total	1.1900e-003	4.8100e-003	0.0116	5.0000e-005	3.8700e-003	7.0000e-005	3.9300e-003	1.0400e-003	7.0000e-005	1.1100e-003	0.0000	4.1834	4.1834	9.0000e-005	3.0000e-004	4.2768

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9086	86.9086	0.0213	0.0000	87.4413
Total	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9086	86.9086	0.0213	0.0000	87.4413

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1700e-003	0.0886	0.0298	3.6000e-004	0.0126	1.2200e-003	0.0138	3.6400e-003	1.1600e-003	4.8000e-003	0.0000	34.9359	34.9359	3.7000e-004	5.1800e-003	36.4900
Worker	0.0226	0.0176	0.2206	6.1000e-004	0.0712	3.6000e-004	0.0715	0.0189	3.3000e-004	0.0192	0.0000	56.2754	56.2754	1.5000e-003	1.5600e-003	56.7771
Total	0.0258	0.1062	0.2504	9.7000e-004	0.0838	1.5800e-003	0.0854	0.0225	1.4900e-003	0.0240	0.0000	91.2113	91.2113	1.8700e-003	6.7400e-003	93.2672

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9085	86.9085	0.0213	0.0000	87.4412
Total	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9085	86.9085	0.0213	0.0000	87.4412

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1700e-003	0.0886	0.0298	3.6000e-004	0.0126	1.2200e-003	0.0138	3.6400e-003	1.1600e-003	4.8000e-003	0.0000	34.9359	34.9359	3.7000e-004	5.1800e-003	36.4900
Worker	0.0226	0.0176	0.2206	6.1000e-004	0.0712	3.6000e-004	0.0715	0.0189	3.3000e-004	0.0192	0.0000	56.2754	56.2754	1.5000e-003	1.5600e-003	56.7771
Total	0.0258	0.1062	0.2504	9.7000e-004	0.0838	1.5800e-003	0.0854	0.0225	1.4900e-003	0.0240	0.0000	91.2113	91.2113	1.8700e-003	6.7400e-003	93.2672

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6613	285.6613	0.0696	0.0000	287.4010
Total	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6613	285.6613	0.0696	0.0000	287.4010

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1000e-003	0.2247	0.0895	1.1500e-003	0.0414	1.8700e-003	0.0433	0.0120	1.7900e-003	0.0137	0.0000	110.2882	110.2882	1.1100e-003	0.0163	115.1758
Worker	0.0691	0.0512	0.6679	1.9400e-003	0.2338	1.1200e-003	0.2350	0.0621	1.0300e-003	0.0631	0.0000	180.0571	180.0571	4.4400e-003	4.7200e-003	181.5751
Total	0.0762	0.2759	0.7574	3.0900e-003	0.2753	2.9900e-003	0.2782	0.0740	2.8200e-003	0.0769	0.0000	290.3453	290.3453	5.5500e-003	0.0210	296.7509

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6609	285.6609	0.0696	0.0000	287.4006
Total	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6609	285.6609	0.0696	0.0000	287.4006

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1000e-003	0.2247	0.0895	1.1500e-003	0.0414	1.8700e-003	0.0433	0.0120	1.7900e-003	0.0137	0.0000	110.2882	110.2882	1.1100e-003	0.0163	115.1758
Worker	0.0691	0.0512	0.6679	1.9400e-003	0.2338	1.1200e-003	0.2350	0.0621	1.0300e-003	0.0631	0.0000	180.0571	180.0571	4.4400e-003	4.7200e-003	181.5751
Total	0.0762	0.2759	0.7574	3.0900e-003	0.2753	2.9900e-003	0.2782	0.0740	2.8200e-003	0.0769	0.0000	290.3453	290.3453	5.5500e-003	0.0210	296.7509

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888
Paving	1.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0119	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.3700e-003	5.5000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6730	0.6730	1.0000e-005	1.0000e-004	0.7028
Worker	4.9000e-004	3.6000e-004	4.7100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2695	1.2695	3.0000e-005	3.0000e-005	1.2802
Total	5.3000e-004	1.7300e-003	5.2600e-003	2.0000e-005	1.9000e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.9425	1.9425	4.0000e-005	1.3000e-004	1.9830

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888
Paving	1.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0119	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.3700e-003	5.5000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6730	0.6730	1.0000e-005	1.0000e-004	0.7028
Worker	4.9000e-004	3.6000e-004	4.7100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2695	1.2695	3.0000e-005	3.0000e-005	1.2802
Total	5.3000e-004	1.7300e-003	5.2600e-003	2.0000e-005	1.9000e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.9425	1.9425	4.0000e-005	1.3000e-004	1.9830

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2800e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047
Total	9.5200e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3365	0.3365	0.0000	5.0000e-005	0.3514
Worker	6.0000e-004	4.4000e-004	5.8100e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5657	1.5657	4.0000e-005	4.0000e-005	1.5789
Total	6.2000e-004	1.1300e-003	6.0800e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.9022	1.9022	4.0000e-005	9.0000e-005	1.9303

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2800e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047
Total	9.5200e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3365	0.3365	0.0000	5.0000e-005	0.3514
Worker	6.0000e-004	4.4000e-004	5.8100e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5657	1.5657	4.0000e-005	4.0000e-005	1.5789
Total	6.2000e-004	1.1300e-003	6.0800e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.9022	1.9022	4.0000e-005	9.0000e-005	1.9303

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046
Total	9.4500e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3313	0.3313	0.0000	5.0000e-005	0.3460
Worker	5.6000e-004	4.0000e-004	5.4400e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5282	1.5282	4.0000e-005	4.0000e-005	1.5404
Total	5.8000e-004	1.0900e-003	5.7100e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.8595	1.8595	4.0000e-005	9.0000e-005	1.8864

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046
Total	9.4500e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3313	0.3313	0.0000	5.0000e-005	0.3460
Worker	5.6000e-004	4.0000e-004	5.4400e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5282	1.5282	4.0000e-005	4.0000e-005	1.5404
Total	5.8000e-004	1.0900e-003	5.7100e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.8595	1.8595	4.0000e-005	9.0000e-005	1.8864

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Lost Ranch Winery - 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	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145
Unmitigated	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	166.92	384.72	384.72	982,066	982,066
Total	166.92	384.72	384.72	982,066	982,066

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Lost Ranch Winery - Riverside-South Coast County, Annual

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1.8680	1.8680	1.6000e-004	2.0000e-005	1.8777
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1.8680	1.8680	1.6000e-004	2.0000e-005	1.8777
NaturalGas Mitigated	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316
NaturalGas Unmitigated	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316

Lost Ranch Winery - 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							
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8040	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316		
Total		4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316		

Lost Ranch Winery - Riverside-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8040	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316
Total		4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316

Lost Ranch Winery - Riverside-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	1253.35	0.2223	2.0000e-005	0.0000	0.2234
Unrefrigerated Warehouse-No Rail	9280	1.6458	1.4000e-004	2.0000e-005	1.6543
Total		1.8681	1.6000e-004	2.0000e-005	1.8777

Lost Ranch Winery - Riverside-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	1253.35	0.2223	2.0000e-005	0.0000	0.2234
Unrefrigerated Warehouse-No Rail	9280	1.6458	1.4000e-004	2.0000e-005	1.6543
Total		1.8681	1.6000e-004	2.0000e-005	1.8777

6.0 Area Detail

6.1 Mitigation Measures Area

Lost Ranch Winery - 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	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Unmitigated	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-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	2.5700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Total	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003

Lost Ranch Winery - Riverside-South Coast County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.5700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Total	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Lost Ranch Winery - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	23.1587	0.0321	9.5000e-004	24.2423
Unmitigated	23.1587	0.0321	9.5000e-004	24.2423

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 10.5208	20.7292	1.7500e-003	2.1000e-004	20.8361
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.925 / 0	2.4295	0.0303	7.3000e-004	3.4061
Total		23.1587	0.0321	9.4000e-004	24.2423

Lost Ranch Winery - Riverside-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 10.5208	20.7292	1.7500e-003	2.1000e-004	20.8361
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.925 / 0	2.4295	0.0303	7.3000e-004	3.4061
Total		23.1587	0.0321	9.4000e-004	24.2423

8.0 Waste Detail

8.1 Mitigation Measures Waste

Lost Ranch Winery - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.9175	0.0542	0.0000	2.2731
Unmitigated	0.9175	0.0542	0.0000	2.2731

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.76	0.1543	9.1200e-003	0.0000	0.3822
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	3.76	0.7633	0.0451	0.0000	1.8909
Total		0.9175	0.0542	0.0000	2.2731

Lost Ranch Winery - Riverside-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.76	0.1543	9.1200e-003	0.0000	0.3822
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	3.76	0.7633	0.0451	0.0000	1.8909
Total		0.9175	0.0542	0.0000	2.2731

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

Lost Ranch Winery - Riverside-South Coast County, Annual

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

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

11.0 Vegetation

August 11, 2022

T. Wheeler
County of Riverside
4080 Lemon Street, 8th Floor
Riverside, CA 92501

GLENOAKS ROAD WINERY PPT210141 VEHICLE MILES TRAVELED RESPONSE TO COMMENTS

T. Wheeler,

This Response to Comments letter has been prepared for the Glenoaks Road Winery Vehicle Miles Traveled (VMT) Analysis (dated February 14, 2022), which is located at located on the southeast corner of Glen Oaks Road and Rancho California Road in the County of Riverside. A copy of the County's May 11, 2022, comments are provided in Attachment A.

COMMENTS

Change Urbanization input to Rural.

Make sure County Guidelines Appendix G input Criteria and Methodology are followed.

Use CalEEMod Version 2016

RESPONSE

It is noted that Rural should be used for Urbanization input per the County Guidelines Appendix G, as it provides a more conservative result. However, the Project is well below the 3,000 MTCO₂e adjusting to the Rural trip lengths will not change the ultimate findings.

The CalEEMod inputs were verified to follow the County Guidelines Appendix G.

In discussions with the County and County's Consultant, the Version of CalEEMod does not change calculations for MTCO₂e and results of our findings, when the CalEEMod inputs follow the County Guidelines Appendix G.

If you have any questions or comments, I can be reached at aso@urbanxroads.com

Respectfully submitted,

URBAN CROSSROADS, INC.



Alex So
Senior Associate

ATTACHMENT A
COUNTY OF RIVERSIDE COMMENTS



February 14, 2022

Joseph and Jasmine Wiens
c/o 4M Engineering and Development, Inc.
41635 Enterprise Cir N, Suite B
Temecula, CA 92590

SUBJECT: GLENOAKS ROAD WINERY VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Dear Joseph and Jasmine Wiens:

The following Vehicle Miles Traveled (VMT) Screening Evaluation has been prepared for the proposed Glenoaks Road Winery development (**Project**), which is located on the southeast corner of Glen Oaks Road and Rancho California Road in the County of Riverside.

PROJECT OVERVIEW

The proposed project is to consist of the development of a 3,600 square foot wine tasting room and patio (See Attachment A).

BACKGROUND

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which requires all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor’s Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) (**Technical Advisory**) (1). Based on the Technical Advisory, the County of Riverside has adopted its own Riverside County’s Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled (December 2020) (**County Guidelines**) (2). The adopted County Guidelines have been utilized to prepare this VMT analysis.

PROJECT LEVEL SCREENING

Consistent with County Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The following screening thresholds are listed in the County Guidelines, and those applicable to the proposed Project (highlighted in **bold**) have been selected for further review:

- **Small Projects**
- **High Quality Transit Areas (HQTA)**

- **Local Serving Retail**
- Affordable Housing (not applicable)
- Local Essential Service (not applicable)
- Map-Based Screening (not applicable)

SMALL PROJECTS SCREENING

The County Guidelines list two types of screening criteria that may apply to “small projects.” The first is a vehicle trip threshold of 110 trips per day. Trips anticipated to be generated by the Project are estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021(3). The Project is anticipated to generate 146 weekday and 338 weekend vehicle trip-ends (i.e., includes both inbound and outbound trips) per day that would exceed the 110 daily trip threshold (See Attachment B).

Additionally, the County Guidelines also identifies land use projects that are forecasted to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year, which are also estimated to cause a less than significant VMT impact.¹ The County Guidelines provides a table for several different land use development types and their CO₂e per year emission rates. Based on the GHG Analysis (Urban Crossroads, January 2022) performed for the Project, the analysis found the annual GHG emissions associated with the proposed Project would generate a net total of approximately 399.60 MTCO₂e/yr. Therefore, the Project with its intended development 3,600 square feet wine tasting room and patio would not exceed the 3,000 MTCO₂e threshold (See Attachment C).

Small Projects screening criteria is met.

HIGH QUALITY TRANSIT AREAS (HQTA) SCREENING

Projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing “major transit stop”² or an existing stop along a “high-quality transit corridor”³) may be presumed to have a less than significant impact, absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75.
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking).

¹ County Guidelines; Page 19.

² Pub. Resources Code, § 21064.3 (“Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.”).

³ Pub. Resources Code, § 21155 (“For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.”).

- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The Project is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor.

HQTA screening criteria is not met.

LOCAL SERVING RETAIL SCREENING

The County Guidelines identifies that local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact without substantial evidence to the contrary. In addition to local serving retail, other types of local serving uses (e.g., day care centers, non-destination hotels, affordable housing, places of worship, etc.) may also be presumed to have a less than significant impact as their uses are local serving in nature and tend to have shorter vehicle trips. The Project does not intend to develop any local serving retail land uses.

Local Serving Retail screening criteria is not met.

CONCLUSION

In summary, the Project was evaluated consistent with the screening criteria outlined in the County Guidelines. The Project was found to meet the 3,000 MTCO₂e small project screening criteria and is therefore presumed to result in a less than significant VMT impact; no additional VMT analysis is required.

If you have any questions, please contact me directly at aso@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.



Alexander So
Senior Analyst

REFERENCES

1. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
2. **County of Riverside.** *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled.* County of Riverside : s.n., December 2020.
3. **Institute of Transportation Engineers.** *Trip Generation Manual.* 11th Edition. 2021.

ATTACHMENT A
PRELIMINARY SITE PLAN



ATTACHMENT B
PROJECT TRIP GENERATION

TABLE 1: PROJECT TRIP GENERATION SUMMARY

Land Use ¹	Units ²	AM Peak Hour			PM Peak Hour			Weekday Daily	Saturday Peak Hour			Saturday Daily
		In	Out	Total	In	Out	Total		In	Out	Total	
Trip Generation Rates:												
Small Winery	TSF	1.71	0.73	2.44	4.31	4.31	8.61	41.73	10.56	11.90	22.46	96.18

¹ Daily weekday and Saturday rates are based on the Wine County Community Plan (WCCP) trip generation rates. Used data for Leonesse Winery (small). Peak hour rates developed based on a ratio of the WCCP and Institute of Transportation Engineers (ITE) daily rates for winery.

² TSF = Thousand Square Feet

Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Weekday Daily	Saturday Peak Hour			Saturday Daily
		In	Out	Total	In	Out	Total		In	Out	Total	
Trip Generation Summary:												
Winery - Tasting Room	3,500 TSF	6	3	9	15	15	30	146	37	42	79	338

¹ TSF = Thousand Square Feet

ATTACHMENT C
CALEEMOD OUTPUT DATA

Lost Ranch Winery - Riverside-South Coast County, Annual

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

Lost Ranch Winery

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	4.00	1000sqft	0.09	4,000.00	0
Other Asphalt Surfaces	48.20	1000sqft	1.11	48,196.00	0
Parking Lot	58.00	Space	0.08	3,581.00	0
City Park	8.83	Acre	8.83	384,614.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

Rural

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Total Project area is 10.11 acres
- Construction Phase -
- Off-road Equipment - Hours are based on an 8-hour workday
- Off-road Equipment - Hours are based on an 8-hour workday
- Off-road Equipment - Crawler Tractors used in lieu of Tractors/Loaders/Backhoes
- Off-road Equipment -
- Off-road Equipment - Crawler Tractors used in lieu of Tractors/Loaders/Backhoes

Make sure County Guidelines Appendix G input criteria and methodology are followed.

Lost Ranch Winery - Riverside-South Coast County, Annual

2016 version should
be used

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

Trips and VMT - Vendor Trips adjusted based on CalEEMod defaults for Building Construction and number of days for Site Preparation, Grading, Building Construction, Paving, and Architectural Coating

Grading - For purposes of analysis, total acres graded per day is based on the equipment specific grading rates (CalEEMod Appendix A) and the equipment list

Architectural Coating - Rule 1113

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

Construction Off-road Equipment Mitigation - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblLandUse	LandUseSquareFeet	23,200.00	3,581.00
tblLandUse	LandUseSquareFeet	384,634.80	384,614.00
tblLandUse	LotAcreage	0.52	0.08
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblTripsAndVMT	VendorTripNumber	72.00	57.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	28.00	0.00

Lost Ranch Winery - Riverside-South Coast County, Annual

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

tblVehicleTrips	PB_TP	6.00	0.00
tblVehicleTrips	PR_TP	66.00	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	1.74	96.18
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	1.74	96.18
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	1.74	41.73

2.0 Emissions Summary

Lost Ranch Winery - Riverside-South Coast County, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1774	1.6629	1.4134	3.3900e-003	0.3515	0.0713	0.4229	0.1320	0.0663	0.1983	0.0000	302.5090	302.5090	0.0619	7.1000e-003	306.1698
2023	0.2912	2.1647	2.9173	6.6900e-003	0.2793	0.0946	0.3739	0.0751	0.0889	0.1640	0.0000	601.5803	601.5803	0.0818	0.0213	609.9588
2024	0.0100	9.2100e-003	0.0178	4.0000e-005	2.1600e-003	4.2000e-004	2.5800e-003	5.8000e-004	4.2000e-004	1.0000e-003	0.0000	3.5617	3.5617	1.3000e-004	9.0000e-005	3.5910
Maximum	0.2912	2.1647	2.9173	6.6900e-003	0.3515	0.0946	0.4229	0.1320	0.0889	0.1983	0.0000	601.5803	601.5803	0.0818	0.0213	609.9588

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1774	1.6629	1.4134	3.3900e-003	0.1912	0.0713	0.2625	0.0661	0.0663	0.1323	0.0000	302.5087	302.5087	0.0619	7.1000e-003	306.1695
2023	0.2912	2.1647	2.9173	6.6900e-003	0.2793	0.0946	0.3739	0.0751	0.0889	0.1640	0.0000	601.5799	601.5799	0.0818	0.0213	609.9584
2024	0.0100	9.2100e-003	0.0178	4.0000e-005	2.1600e-003	4.2000e-004	2.5800e-003	5.8000e-004	4.2000e-004	1.0000e-003	0.0000	3.5617	3.5617	1.3000e-004	9.0000e-005	3.5910
Maximum	0.2912	2.1647	2.9173	6.6900e-003	0.2793	0.0946	0.3739	0.0751	0.0889	0.1640	0.0000	601.5799	601.5799	0.0818	0.0213	609.9584

Lost Ranch Winery - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	25.33	0.00	20.06	31.76	0.00	18.17	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2022	10-31-2022	1.3220	1.3220
2	11-1-2022	1-31-2023	0.7114	0.7114
3	2-1-2023	4-30-2023	0.6416	0.6416
4	5-1-2023	7-31-2023	0.6615	0.6615
5	8-1-2023	10-31-2023	0.6624	0.6624
6	11-1-2023	1-31-2024	0.2782	0.2782
		Highest	1.3220	1.3220

Lost Ranch Winery - Riverside-South Coast County, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Energy	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	2.2971	2.2971	1.7000e-004	3.0000e-005	2.3093
Mobile	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145
Waste						0.0000	0.0000		0.0000	0.0000	0.9175	0.0000	0.9175	0.0542	0.0000	2.2731
Water						0.0000	0.0000		0.0000	0.0000	0.2935	22.8652	23.1587	0.0321	9.5000e-004	24.2423
Total	0.1551	0.2325	1.4750	3.5900e-003	0.3715	2.9300e-003	0.3744	0.0992	2.7500e-003	0.1020	1.2110	360.0795	361.2905	0.1027	0.0171	368.9422

Lost Ranch Winery - 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	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Energy	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	2.2971	2.2971	1.7000e-004	3.0000e-005	2.3093
Mobile	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145
Waste						0.0000	0.0000		0.0000	0.0000	0.9175	0.0000	0.9175	0.0542	0.0000	2.2731
Water						0.0000	0.0000		0.0000	0.0000	0.2935	22.8652	23.1587	0.0321	9.5000e-004	24.2423
Total	0.1551	0.2325	1.4750	3.5900e-003	0.3715	2.9300e-003	0.3744	0.0992	2.7500e-003	0.1020	1.2110	360.0795	361.2905	0.1027	0.0171	368.9422

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/1/2022	8/12/2022	5	10	
2	Grading	Grading	8/13/2022	9/23/2022	5	30	
3	Building Construction	Building Construction	9/24/2022	11/17/2023	5	300	

Lost Ranch Winery - Riverside-South Coast County, Annual

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

4	Paving	Paving	11/18/2023	12/15/2023	5	20
5	Architectural Coating	Architectural Coating	12/16/2023	1/12/2024	5	20

Acres of Grading (Site Preparation Phase): 35

Acres of Grading (Grading Phase): 120

Acres of Paving: 1.19

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,000; Non-Residential Outdoor: 2,000; Striped Parking Area: 3,107 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Crawler Tractors	4	8.00	212	0.43
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48

Lost Ranch Winery - Riverside-South Coast County, Annual

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

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
Site Preparation	7	18.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	185.00	57.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	37.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1089	0.0000	0.1089	0.0517	0.0000	0.0517	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0224	0.2517	0.0999	2.8000e-004		0.0108	0.0108		9.9200e-003	9.9200e-003	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1894
Total	0.0224	0.2517	0.0999	2.8000e-004	0.1089	0.0108	0.1197	0.0517	9.9200e-003	0.0616	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1894

Lost Ranch Winery - 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 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	4.4000e-004	1.5000e-004	0.0000	6.0000e-005	1.0000e-005	7.0000e-005	2.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.1751	0.1751	0.0000	3.0000e-005	0.1829
Worker	3.1000e-004	2.4000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7822	0.7822	2.0000e-005	2.0000e-005	0.7892
Total	3.3000e-004	6.8000e-004	3.2200e-003	1.0000e-005	1.0500e-003	2.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.9573	0.9573	2.0000e-005	5.0000e-005	0.9721

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0425	0.0000	0.0425	0.0202	0.0000	0.0202	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0224	0.2517	0.0999	2.8000e-004		0.0108	0.0108		9.9200e-003	9.9200e-003	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1893
Total	0.0224	0.2517	0.0999	2.8000e-004	0.0425	0.0108	0.0533	0.0202	9.9200e-003	0.0301	0.0000	24.9873	24.9873	8.0800e-003	0.0000	25.1893

Lost Ranch Winery - 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 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	4.4000e-004	1.5000e-004	0.0000	6.0000e-005	1.0000e-005	7.0000e-005	2.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.1751	0.1751	0.0000	3.0000e-005	0.1829
Worker	3.1000e-004	2.4000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7822	0.7822	2.0000e-005	2.0000e-005	0.7892
Total	3.3000e-004	6.8000e-004	3.2200e-003	1.0000e-005	1.0500e-003	2.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.9573	0.9573	2.0000e-005	5.0000e-005	0.9721

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1540	0.0000	0.1540	0.0565	0.0000	0.0565	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0642	0.7126	0.4379	1.0700e-003		0.0286	0.0286		0.0263	0.0263	0.0000	94.2610	94.2610	0.0305	0.0000	95.0231
Total	0.0642	0.7126	0.4379	1.0700e-003	0.1540	0.0286	0.1826	0.0565	0.0263	0.0829	0.0000	94.2610	94.2610	0.0305	0.0000	95.0231

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	3.9900e-003	1.3500e-003	2.0000e-005	5.7000e-004	5.0000e-005	6.2000e-004	1.6000e-004	5.0000e-005	2.2000e-004	0.0000	1.5761	1.5761	2.0000e-005	2.3000e-004	1.6462
Worker	1.0500e-003	8.2000e-004	0.0102	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6074	2.6074	7.0000e-005	7.0000e-005	2.6306
Total	1.1900e-003	4.8100e-003	0.0116	5.0000e-005	3.8700e-003	7.0000e-005	3.9300e-003	1.0400e-003	7.0000e-005	1.1100e-003	0.0000	4.1834	4.1834	9.0000e-005	3.0000e-004	4.2768

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0600	0.0000	0.0600	0.0220	0.0000	0.0220	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0642	0.7126	0.4379	1.0700e-003		0.0286	0.0286		0.0263	0.0263	0.0000	94.2609	94.2609	0.0305	0.0000	95.0230
Total	0.0642	0.7126	0.4379	1.0700e-003	0.0600	0.0286	0.0887	0.0220	0.0263	0.0484	0.0000	94.2609	94.2609	0.0305	0.0000	95.0230

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	3.9900e-003	1.3500e-003	2.0000e-005	5.7000e-004	5.0000e-005	6.2000e-004	1.6000e-004	5.0000e-005	2.2000e-004	0.0000	1.5761	1.5761	2.0000e-005	2.3000e-004	1.6462
Worker	1.0500e-003	8.2000e-004	0.0102	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6074	2.6074	7.0000e-005	7.0000e-005	2.6306
Total	1.1900e-003	4.8100e-003	0.0116	5.0000e-005	3.8700e-003	7.0000e-005	3.9300e-003	1.0400e-003	7.0000e-005	1.1100e-003	0.0000	4.1834	4.1834	9.0000e-005	3.0000e-004	4.2768

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9086	86.9086	0.0213	0.0000	87.4413
Total	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9086	86.9086	0.0213	0.0000	87.4413

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1700e-003	0.0886	0.0298	3.6000e-004	0.0126	1.2200e-003	0.0138	3.6400e-003	1.1600e-003	4.8000e-003	0.0000	34.9359	34.9359	3.7000e-004	5.1800e-003	36.4900
Worker	0.0226	0.0176	0.2206	6.1000e-004	0.0712	3.6000e-004	0.0715	0.0189	3.3000e-004	0.0192	0.0000	56.2754	56.2754	1.5000e-003	1.5600e-003	56.7771
Total	0.0258	0.1062	0.2504	9.7000e-004	0.0838	1.5800e-003	0.0854	0.0225	1.4900e-003	0.0240	0.0000	91.2113	91.2113	1.8700e-003	6.7400e-003	93.2672

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9085	86.9085	0.0213	0.0000	87.4412
Total	0.0635	0.5869	0.6104	1.0100e-003		0.0303	0.0303		0.0284	0.0284	0.0000	86.9085	86.9085	0.0213	0.0000	87.4412

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1700e-003	0.0886	0.0298	3.6000e-004	0.0126	1.2200e-003	0.0138	3.6400e-003	1.1600e-003	4.8000e-003	0.0000	34.9359	34.9359	3.7000e-004	5.1800e-003	36.4900
Worker	0.0226	0.0176	0.2206	6.1000e-004	0.0712	3.6000e-004	0.0715	0.0189	3.3000e-004	0.0192	0.0000	56.2754	56.2754	1.5000e-003	1.5600e-003	56.7771
Total	0.0258	0.1062	0.2504	9.7000e-004	0.0838	1.5800e-003	0.0854	0.0225	1.4900e-003	0.0240	0.0000	91.2113	91.2113	1.8700e-003	6.7400e-003	93.2672

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6613	285.6613	0.0696	0.0000	287.4010
Total	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6613	285.6613	0.0696	0.0000	287.4010

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1000e-003	0.2247	0.0895	1.1500e-003	0.0414	1.8700e-003	0.0433	0.0120	1.7900e-003	0.0137	0.0000	110.2882	110.2882	1.1100e-003	0.0163	115.1758
Worker	0.0691	0.0512	0.6679	1.9400e-003	0.2338	1.1200e-003	0.2350	0.0621	1.0300e-003	0.0631	0.0000	180.0571	180.0571	4.4400e-003	4.7200e-003	181.5751
Total	0.0762	0.2759	0.7574	3.0900e-003	0.2753	2.9900e-003	0.2782	0.0740	2.8200e-003	0.0769	0.0000	290.3453	290.3453	5.5500e-003	0.0210	296.7509

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6609	285.6609	0.0696	0.0000	287.4006
Total	0.1925	1.7753	1.9907	3.3200e-003		0.0860	0.0860		0.0808	0.0808	0.0000	285.6609	285.6609	0.0696	0.0000	287.4006

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1000e-003	0.2247	0.0895	1.1500e-003	0.0414	1.8700e-003	0.0433	0.0120	1.7900e-003	0.0137	0.0000	110.2882	110.2882	1.1100e-003	0.0163	115.1758
Worker	0.0691	0.0512	0.6679	1.9400e-003	0.2338	1.1200e-003	0.2350	0.0621	1.0300e-003	0.0631	0.0000	180.0571	180.0571	4.4400e-003	4.7200e-003	181.5751
Total	0.0762	0.2759	0.7574	3.0900e-003	0.2753	2.9900e-003	0.2782	0.0740	2.8200e-003	0.0769	0.0000	290.3453	290.3453	5.5500e-003	0.0210	296.7509

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888
Paving	1.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0119	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.3700e-003	5.5000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6730	0.6730	1.0000e-005	1.0000e-004	0.7028
Worker	4.9000e-004	3.6000e-004	4.7100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2695	1.2695	3.0000e-005	3.0000e-005	1.2802
Total	5.3000e-004	1.7300e-003	5.2600e-003	2.0000e-005	1.9000e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.9425	1.9425	4.0000e-005	1.3000e-004	1.9830

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888
Paving	1.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0119	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.3700e-003	5.5000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6730	0.6730	1.0000e-005	1.0000e-004	0.7028
Worker	4.9000e-004	3.6000e-004	4.7100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2695	1.2695	3.0000e-005	3.0000e-005	1.2802
Total	5.3000e-004	1.7300e-003	5.2600e-003	2.0000e-005	1.9000e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.9425	1.9425	4.0000e-005	1.3000e-004	1.9830

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2800e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047
Total	9.5200e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3365	0.3365	0.0000	5.0000e-005	0.3514
Worker	6.0000e-004	4.4000e-004	5.8100e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5657	1.5657	4.0000e-005	4.0000e-005	1.5789
Total	6.2000e-004	1.1300e-003	6.0800e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.9022	1.9022	4.0000e-005	9.0000e-005	1.9303

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2800e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047
Total	9.5200e-003	8.6900e-003	0.0121	2.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7047

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3365	0.3365	0.0000	5.0000e-005	0.3514
Worker	6.0000e-004	4.4000e-004	5.8100e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5657	1.5657	4.0000e-005	4.0000e-005	1.5789
Total	6.2000e-004	1.1300e-003	6.0800e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.9022	1.9022	4.0000e-005	9.0000e-005	1.9303

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046
Total	9.4500e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3313	0.3313	0.0000	5.0000e-005	0.3460
Worker	5.6000e-004	4.0000e-004	5.4400e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5282	1.5282	4.0000e-005	4.0000e-005	1.5404
Total	5.8000e-004	1.0900e-003	5.7100e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.8595	1.8595	4.0000e-005	9.0000e-005	1.8864

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046
Total	9.4500e-003	8.1300e-003	0.0121	2.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.7022	1.7022	1.0000e-004	0.0000	1.7046

Lost Ranch Winery - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3313	0.3313	0.0000	5.0000e-005	0.3460
Worker	5.6000e-004	4.0000e-004	5.4400e-003	2.0000e-005	2.0300e-003	1.0000e-005	2.0400e-003	5.4000e-004	1.0000e-005	5.5000e-004	0.0000	1.5282	1.5282	4.0000e-005	4.0000e-005	1.5404
Total	5.8000e-004	1.0900e-003	5.7100e-003	2.0000e-005	2.1600e-003	2.0000e-005	2.1700e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	1.8595	1.8595	4.0000e-005	9.0000e-005	1.8864

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Lost Ranch Winery - 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	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145
Unmitigated	0.1309	0.2321	1.4732	3.5900e-003	0.3715	2.8900e-003	0.3744	0.0992	2.7100e-003	0.1020	0.0000	334.9143	334.9143	0.0162	0.0161	340.1145

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	166.92	384.72	384.72	982,066	982,066
Total	166.92	384.72	384.72	982,066	982,066

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Lost Ranch Winery - Riverside-South Coast County, Annual

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1.8680	1.8680	1.6000e-004	2.0000e-005	1.8777
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1.8680	1.8680	1.6000e-004	2.0000e-005	1.8777
NaturalGas Mitigated	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316
NaturalGas Unmitigated	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316

Lost Ranch Winery - 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 s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8040	4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316
Total		4.0000e-005	3.9000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4291	0.4291	1.0000e-005	1.0000e-005	0.4316

Lost Ranch Winery - Riverside-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8040	4.0000e- 005	3.9000e- 004	3.3000e- 004	0.0000		3.0000e- 005	3.0000e- 005		3.0000e- 005	3.0000e- 005	0.0000	0.4291	0.4291	1.0000e- 005	1.0000e- 005	0.4316
Total		4.0000e- 005	3.9000e- 004	3.3000e- 004	0.0000		3.0000e- 005	3.0000e- 005		3.0000e- 005	3.0000e- 005	0.0000	0.4291	0.4291	1.0000e- 005	1.0000e- 005	0.4316

Lost Ranch Winery - Riverside-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	1253.35	0.2223	2.0000e-005	0.0000	0.2234
Unrefrigerated Warehouse-No Rail	9280	1.6458	1.4000e-004	2.0000e-005	1.6543
Total		1.8681	1.6000e-004	2.0000e-005	1.8777

Lost Ranch Winery - Riverside-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	1253.35	0.2223	2.0000e-005	0.0000	0.2234
Unrefrigerated Warehouse-No Rail	9280	1.6458	1.4000e-004	2.0000e-005	1.6543
Total		1.8681	1.6000e-004	2.0000e-005	1.8777

6.0 Area Detail

6.1 Mitigation Measures Area

Lost Ranch Winery - 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	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Unmitigated	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-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	2.5700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Total	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003

Lost Ranch Winery - Riverside-South Coast County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.5700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003
Total	0.0241	1.0000e-005	1.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.9500e-003	2.9500e-003	1.0000e-005	0.0000	3.1500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Lost Ranch Winery - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	23.1587	0.0321	9.5000e-004	24.2423
Unmitigated	23.1587	0.0321	9.5000e-004	24.2423

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 10.5208	20.7292	1.7500e-003	2.1000e-004	20.8361
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.925 / 0	2.4295	0.0303	7.3000e-004	3.4061
Total		23.1587	0.0321	9.4000e-004	24.2423

Lost Ranch Winery - Riverside-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 10.5208	20.7292	1.7500e-003	2.1000e-004	20.8361
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.925 / 0	2.4295	0.0303	7.3000e-004	3.4061
Total		23.1587	0.0321	9.4000e-004	24.2423

8.0 Waste Detail

8.1 Mitigation Measures Waste

Lost Ranch Winery - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.9175	0.0542	0.0000	2.2731
Unmitigated	0.9175	0.0542	0.0000	2.2731

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.76	0.1543	9.1200e-003	0.0000	0.3822
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	3.76	0.7633	0.0451	0.0000	1.8909
Total		0.9175	0.0542	0.0000	2.2731

Lost Ranch Winery - Riverside-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.76	0.1543	9.1200e-003	0.0000	0.3822
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	3.76	0.7633	0.0451	0.0000	1.8909
Total		0.9175	0.0542	0.0000	2.2731

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Lost Ranch Winery - Riverside-South Coast County, Annual

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

Equipment Type	Number
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11.0 Vegetation
