



Technical Memorandum

To: Michael Goodwin, First Industrial Realty Trust

From: Eliza Laws, Senior Environmental Analyst
Monica Tobias, Associate Environmental Analyst

Date: September 24, 2021

Re: Air Quality/Greenhouse Gas Analysis for the First Industrial Warehouse at 3175 Wilson Street Project (DPR No. 21-00001), City of Perris

The following air quality assessment was prepared to evaluate whether the expected criteria air pollutant emissions generated as a result of construction and operation of the proposed Project would cause exceedances of the South Coast Air Quality Management District's (SCAQMD) thresholds for air quality in the Project area. The greenhouse gas (GHG) assessment was prepared to evaluate whether the expected criteria GHG emissions generated as a result of construction and operation of the proposed Project would exceed the SCAQMD draft screening significance thresholds. This assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000 *et seq.*). The methodology follows the *CEQA Air Quality Handbook* prepared by the SCAQMD for quantification of emissions and evaluation of potential impacts to air resources. As recommended by SCAQMD staff, the **California Emissions Estimator Model**[®] version 2020.4.0 (CalEEMod) was used to quantify Project-related emissions.

The Project Applicant proposes development of an approximate 154,558 square foot (SF), non-refrigerated warehouse building that includes 7,000 SF office and 4,000 SF mezzanine, on approximately 9.7 gross acres (approximately 9.7 net acres) on the south of Rider Street on Wilson Avenue, in the City of Perris, California. The Project site is located within the Perris Valley Commerce Center Specific Plan, adopted in 2012. The Project's water and sewer lines will connect to existing pipelines along the frontage of the Project within Wilson Avenue; no improvements are proposed. The Project will construct off-site recycled water lines in Wilson Avenue. The recycled water line will be constructed along the Project's frontage on Wilson Avenue and construct a sidewalk along the Project's frontage on Wilson Avenue. On-site storm drain facilities are proposed to connect to a planned master drainage plan facility, currently under construction, that is immediately south of the Project site. The total off-site disturbance is approximately 0.34 acres.

▪ Regional Significance Thresholds

The thresholds contained in the *SCAQMD CEQA Air Quality Handbook*¹ (SCAQMD 1993) and posted in a supplemental table as mass daily thresholds on SCAQMD’s website² are considered regional thresholds and are shown in **Table 1 – SCAQMD CEQA Daily Regional Significance Thresholds**, below. These regional thresholds were developed based on the SCAQMD’s treatment of a major stationary source.

Table 1 – SCAQMD CEQA Daily Regional Significance Thresholds

Emission Threshold	Units	VOC	NO _x	CO	SO _x	PM-10	PM-2.5
Construction	lbs/day	75	100	550	150	150	55
Operation	lbs/day	55	55	550	150	150	55

Air quality impacts can be described in a short- and long-term perspective. Short-term impacts occur during site grading and Project construction and consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Long-term air quality impacts occur once the Project is in operation.

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 or more acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of this Project’s disturbance area (10 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Short-Term Analysis

Short-term emissions from Project construction were evaluated using the CalEEMod version 2020.4.0 program. The estimated construction period for the proposed Project is approximately ten months, beginning no sooner than March 2022. The default parameters within CalEEMod were used and these default values reflect a worst-case scenario, which means that Project emissions are expected to be equal to or less than the estimated emissions. In addition to the default values used, assumptions relevant to model inputs for short-term construction emission estimates used are:

- Construction is anticipated to begin in March 2022 with demolition and end with architectural coatings (painting):

¹ South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993. (Available at SCAQMD.)

² <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>

Construction Activity	Start Date	End Date	Total Working Days
Demolition	March 1, 2022	March 31, 2022	23 Days
Site Preparation	April 1, 2022	April 14, 2022	10 Days
Grading	April 15, 2022	May 15, 2022	21 Days
Building Construction	May 16, 2022	December 31, 2022	165 Days
Paving	December 5, 2022	December 31, 2022	20 Days
Architectural Coatings	December 5, 2022	December 31, 2022	20 Days

- The equipment to be used for each activity is shown below and is based on engineering estimates and the Applicant. Each piece of equipment is assumed to operate 8 hours per day:

Construction Activity	Off-Road Equipment	Unit Amount
Demolition	Concrete/Industrial Saws	1
	Excavators	3
	Rubber Tired Dozers	2
	Forklifts	3
Site Preparation	Rubber Tired Dozers	3
	Tractors/Loaders/Backhoes	4
Grading	Excavators	2
	Graders	1
	Rubber Tired Dozers	1
	Scrapers	2
	Tractors/Loaders/Backhoes	2
Building Construction	Crane	1
	Forklifts	3
	Generator Set	1
	Tractor/Loader/Backhoe	3
	Welder	1
Paving	Cement and Mortar Mixers	2
	Paver	1
	Paving Equipment	1
	Rollers	1
Architectural Coatings	Air Compressors	1

- To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project utilized the mitigation option of watering the Project site three times daily which achieves a control efficiency of 61 percent for PM-10 and PM-2.5 emissions. Two (2) one-way vendor trips per day were added to the demolition, site preparation, grading and paving activities to account for water truck trips.
- The existing buildings totaling 16,910 SF will be demolished.
- Vendor trips from concrete trucks utilized during building construction were based on CalEEMod defaults.
- The Project site will balance; no soil import or export is required.

- Off-site infrastructure improvements will also be required for potable water, recycled water, sewer and storm drain connections as well as sidewalk improvements along the Project frontage. The off-site improvements will disturb approximately 0.34 acres.
- The VOC content of interior and exterior architectural coatings were changed to 50 grams per liter, pursuant to SCAQMD Rule 1113.

The results of this analysis are summarized below.

Table 2 – Unmitigated Estimated Maximum Daily Construction Emissions

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	75	100	550	150	150	55
Demolition	3.09	29.50	25.11	0.05	2.07	1.49
Site Preparation	3.24	33.22	20.44	0.04	9.50	5.48
Grading	3.72	39.08	29.93	0.06	4.62	2.91
Building Construction	2.66	20.46	25.86	0.06	3.45	1.55
Paving	0.75	6.42	8.45	0.01	0.47	0.33
Architectural Coatings	40.20	1.98	3.89	0.01	0.52	0.22
Maximum¹	43.61	39.08	38.20	0.08	9.50	5.48
Exceeds Threshold?	No	No	No	No	No	No

Note: ¹ Maximum emissions are the greater of either demolition, site preparation, or grading alone or the sum of building construction, paving and architectural coating since these activities overlap. Maximum emissions are shown in bold.

As shown in the table above, the emissions from construction of the Project are below the SCAQMD daily construction thresholds for all the criteria pollutants.

Long-Term Analysis

Long-term emissions are evaluated at build-out of a project. The Project is assumed to be operational in 2023. Mobile source emissions refer to on-road motor vehicle emissions generated from the Project's traffic and based on the Focused Traffic Impact Analysis (TIA) for Warehouse Building DPR 21-00001.³ An average truck trip length of approximately 60 miles was assumed, which was provided by the City. On-site service equipment (i.e., forklifts) are assumed to be electric and therefore do not have any direct emissions of criteria pollutants. Area source emissions from the Project include stationary combustion emissions of natural gas used for space and water heating (shown in a separate row as energy), yard and landscape maintenance, and an average building square footage to be repainted each year. CalEEMod computes area source emissions based upon default factors and land use assumptions. To account for the energy used for parking lot lighting, the parking lot lighting energy intensity rate was conservatively applied to the approximate 6.20 acres that comprise the Project site's concrete parking lot and landscaped areas and 0.34 acres of asphalt and non-asphalt offsite improvements. Separate emissions were computed for both the summer and winter and are shown in **Table 3** and **Table 4**, respectively.

³ Albert A. Webb Associates, *Focused Traffic Impact Analysis (TIA) for FIR Wilson 2 Warehouse Development on Wilson Avenue in the City of Perris DPR 21-00001*, May 2021.

Table 3 – Unmitigated Estimated Daily Project Operation Emissions (Summer)

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area	3.58	0.00	0.02	0.00	0.00	0.00
Energy	0.01	0.08	0.07	0.00	0.01	0.01
Mobile	1.50	12.27	20.81	0.10	7.01	2.01
Total	5.09	12.35	20.90	0.10	7.02	2.02
Exceeds Threshold?	No	No	No	No	No	No

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Table 4 – Unmitigated Estimated Daily Project Operation Emissions (Winter)

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area	3.58	0.00	0.02	0.00	0.00	0.00
Energy	0.01	0.08	0.07	0.00	0.01	0.01
Mobile	1.39	12.97	18.25	0.10	7.01	2.01
Total	4.98	13.05	18.34	0.10	7.02	2.02
Exceeds Threshold?	No	No	No	No	No	No

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Evaluation of the data presented on the above tables indicates that criteria pollutant emissions from operation of this Project will not exceed the SCAQMD regional daily thresholds for any pollutant during summer or winter.

■ Localized Significance Threshold Analysis

Background

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD has developed localized significance threshold (LST) methodology⁴ that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The Project is located in SRA 24.

Short-Term Analysis

According to the LST methodology, only on-site emissions need to be analyzed. Emissions associated with vendor and worker trips are mobile source emissions that occur off site. The emissions analyzed under the LST methodology are NO₂, CO, PM-10, and PM-2.5. SCAQMD has provided LST lookup tables⁵ to allow users to readily determine if the daily emissions for proposed construction or operational activities could result in significant localized air quality impacts for projects five acres or smaller. Although the Project site disturbs more than five acres, it is anticipated that a smaller area will be disturbed per day. The SCAQMD’s Fact Sheet for Applying CalEEMod to Localized Significance Thresholds is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod.⁶ Based on this SCAQMD

⁴ South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, Revised July 2008. (Available at <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>, accessed July 2021.)

⁵ <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

⁶ <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2>

guidance and the Project’s equipment list during grading (above), the Project will disturb approximately four acres per day during grading.⁷

The LST thresholds are estimated using the maximum daily disturbed area (in acres) and the distance of the Project to the nearest sensitive receptors (in meters). The closest sensitive receptors to the Project construction site are the existing residential properties to the southwest of the Project site along Wilson Avenue, approximately 130 feet (39 meters) away. The closest receptor distances on the LST look-up tables are 25 and 50 meters. Therefore, a receptor distance of 25 meters (85 feet) was used to ensure a conservative analysis. The results are summarized below.

Table 5 – Unmitigated LST Results for Daily Construction Emissions

Pollutant	Peak Daily Emissions (lb/day)			
	NO _x	CO	PM-10	PM-2.5
LST for 4-acres at 25 meters¹	237	1,346	11	7
Demolition	28.88	24.07	1.74	1.39
Site Preparation	33.08	19.70	9.28	5.42
Grading	38.93	29.11	4.38	2.84
Building Construction	16.77	17.44	0.86	0.81
Paving	9.03	11.70	0.47	0.43
Architectural Coatings	1.88	2.42	0.11	0.11
Maximum²	38.93	31.56	9.28	5.42
Exceeds Threshold?	No	No	No	No

Note: ¹ LST for 4-acre site predicted using Appendix K of SCAQMD LST Methodology⁸

² Maximum emissions are the greater of either demolition, site preparation, or grading alone or the sum of building construction, paving and architectural coating since these activities overlap. Maximum emissions are shown in bold

Emissions from construction of the Project will be below the LST established by SCAQMD for the Project.

Long-Term Analysis

According to the LST methodology, LSTs only apply to the operational phase if a project includes stationary sources or attracts mobile sources that may spend long periods of time idling at the site, such as warehouse/transfer facilities. Therefore, because the proposed Project will operate as a warehouse and has the potential to attract mobile sources that can reasonably be assumed to idle at the site, a long-term LST analysis was prepared for this Project. Although the Project exceeds five acres, per SCAQMD, the LST lookup tables can be used as a screening tool to determine if dispersion modeling would be necessary. Therefore, the Project’s on-site emissions from CalEEMod and LST Look-Up Tables for the 5-acre site were utilized as a screening-level analysis.

CalEEMod version 2020.4.0 was utilized to estimate the Project’s emissions from trucks traveling on the Project site. An on-site distance of 0.11 miles was conservatively assumed to be traveled for each one of the Project’s truck trips identified in the TIA. The output is attached to this memo and summarized below. Idling emissions from trucks at loading docks is not available in CalEEMod; therefore, PM-10 and PM-2.5 idling emissions were calculated separately to account for 15-minutes of on-site idling per truck per day.⁹ The results were added to the total PM-10 and PM-2.5 emissions from CalEEMod and presented in the table below. The closest sensitive receptors to the Project operations are the existing

⁷ <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2>

⁸ <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-sample-construction-scenario-report.pdf?sfvrsn=2>

⁹ Idling emission factors obtained from EMFAC2017; idling calculations attached herewith

residential properties fronting on Wilson Avenue, southwest of the Project site. Therefore, a receptor distance of 25 meters (85 feet) was used to ensure a conservative analysis. The results are summarized below.

Table 6 – Unmitigated LST Results for Daily Operational Emissions

Pollutant	Peak Daily Emissions (lb/day)			
	NO _x	CO	PM-10 ¹	PM-2.5 ¹
LST for 5-acre at 25 meters	270	1,577	4	2
On-Site Truck Travel	1.37	1.18	0.01	0.00
Exceeds Threshold?	No	No	No	No

Note: The greater of summer or winter emissions from CalEEMod is shown. Output attached herewith.

¹ CalEEMod output emissions added to idling emissions

Therefore, as indicated in the table above, Project-related long-term operational emissions will not exceed any SCAQMD operational LST.

CO Hot Spots Analysis

A carbon monoxide (CO) “hot spot” is a localized concentration of CO that is above the state or federal 1-hour or 8-hour ambient air quality standards (AAQS). Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles.

Based on the information presented below, a CO “hot spot” analysis is not needed to determine whether the addition of Project related traffic will contribute to an exceedance of either the state or federal AAQS for CO emissions in the Project area.

The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD’s 2003 Air Quality Management Plan (2003 AQMP)¹⁰ and the Revised 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan).¹¹ As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections (2003 AQMP Appendix V, p. V-4-32). Considering the region’s unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of the 1992 CO Plan and subsequent plan updates and air quality management plans.

In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: Long Beach Blvd. and Imperial Highway (Lynwood); Wilshire Blvd. and Veteran Ave. (Westwood); Sunset Blvd. and Highland Ave. (Hollywood); and La Cienega Blvd. and Century Blvd. (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated in the 1992 CO Plan and subsequent 2003 AQMP was that at Wilshire Blvd. and Veteran Ave., which has a daily traffic volume of approximately 100,000 vehicles per day (2003 AQMP Appendix V, Table 4-7). The Los Angeles County Metropolitan Transportation Authority (MTA)¹² evaluated the LOS in the vicinity of the Wilshire Blvd./Veteran Ave. intersection and found it to be level E at peak morning traffic and Level F at peak afternoon traffic (MTA, Exhibit 2-5 and 2-6). This hot spot analysis was conducted at intersections

¹⁰ SCAQMD, *2003 Air Quality Management Plan, August 1, 2003*. (Available at <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/2003-aqmp>, accessed July 2, 2021.)

¹¹ SCAQMD, *Revision to the 1992 Carbon Monoxide Attainment Plan*, September 1994. (Available at SCAQMD.)

¹² Metropolitan Transportation Authority, *2004 Congestion Management Plan for Los Angeles County*, Adopted July 22, 2004. (Available at http://www.metro.net/images/cmp_2004.pdf, accessed July 2, 2021.)

subject to extremes in vehicle volumes and vehicle congestion, and did not predict any violation of CO standards. Considering that Project-related traffic would result in an increase of 270 daily trips on local roadways¹³, it can reasonably be concluded that Project-related traffic would not have daily traffic volumes exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any reason unique to the meteorology to conclude that intersections affected by the Project would yield higher CO concentrations if modeled in detail. Thus, the Project would not result in CO hot spots.

▪ Greenhouse Gas Analysis

Greenhouse gases (GHG) are not presented in lbs/day like criteria pollutants; they are typically evaluated on an annual basis using the metric system. Additionally, unlike the criteria pollutants, GHG do not have adopted significance thresholds associated with them at this time. Several agencies, at various levels, have proposed draft GHG significance thresholds for use in CEQA documents. SCAQMD has been working on GHG thresholds for development projects. The most recent draft proposal was in September 2010¹⁴ and included significance thresholds for residential, commercial, and mixed-use projects at 3,500, 1,400, and 3,000 metric tonnes per year of carbon dioxide equivalents (MTCO₂E/yr), respectively. Alternatively, a lead agency has the option to use 3,000 MTCO₂E/yr as a threshold for all non-industrial projects. Although both options are recommended by SCAQMD, a lead agency is advised to use only one option and to use it consistently. In December 2008, the SCAQMD adopted a threshold of 10,000 MTCO₂E/yr for stationary source projects where SCAQMD is the lead agency. This approach is also widely used by the City of Perris and various other cities in the South Coast Air Basin where the SCAQMD is the lead agency. Further, this threshold has been applied by the City of Perris for other industrial developments subject to CEQA (IDI- Warehouse at Indian Avenue and Ramona Expressway, IPT Western/Nandina DC, FIR Warehouse at Rider Street, and Duke Warehouse at Perry Street and Barrett Avenue). As such, this threshold is utilized herein to determine if emissions of GHG from this Project will be significant. The SCAQMD significance thresholds also evaluate construction emissions by amortizing them over an expected project life of 30 years.

Short-Term Analysis

Construction-Related Emissions

The CalEEMod model calculates GHG emissions from fuel usage by construction equipment and construction-related activities, like construction worker trips, for the Project. The CalEEMod estimate does not analyze emissions from construction-related electricity or natural gas. Construction-related electricity and natural gas emissions vary based on the amount of electric power used during construction and other unknown factors which make them too speculative to quantify. The CalEEMod output results for construction-related GHG emissions present the GHG emissions estimates for the Project for CO₂, methane (CH₄), nitrous oxide (N₂O), and CO₂E.¹⁵

Table 7 – Project Construction Equipment GHG Emissions

Year	Metric Tons per year (MT/yr)			
	Total CO ₂	Total CH ₄	Total N ₂ O	Total CO ₂ E
2022	585.50	0.10	0.02	593.81
Total	585.50	0.10	0.02	593.81
			Amortized	19.79

¹³ Albert A. Webb Associates, *Focused Traffic Impact Analysis (TIA) for FIR Wilson 2 Warehouse Development on Wilson Avenue in the City of Perris DPR 21-00001*, May 2021

¹⁴ [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-main-presentation.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-main-presentation.pdf?sfvrsn=2)

¹⁵ CO₂E is the sum of CO₂ emissions estimated plus the sum of CH₄ and N₂O emissions estimated multiplied by their respective global warming potential (GWP).

Evaluation of the table above indicates that an estimated 593.81 MTCO₂E will occur from Project construction equipment over the course of the estimated construction period. The draft SCAQMD GHG threshold Guidance document released in October 2008¹⁶ recommends that construction emissions be amortized for a project lifetime of 30 years to ensure that GHG reduction measures address construction GHG emissions as part of the operational reduction strategies. Therefore, the total GHG emissions from Project construction were amortized and are included in **Table 9**, below.

Long-Term Analysis

Area Source Emissions

CalEEMod estimates the GHG emissions associated with area sources which include landscape equipment emissions, architectural coating, consumer products, and hearths. Landscape equipment servicing the Project site create CO₂ resulting from fuel combustion based on the Project’s land uses. Consumer products consist of consumer use of solvents and personal care products and architectural coatings consist of an average building square footage to be repainted each year. **Table 9** summarizes the Project’s area source emissions, which were reported as zero.

Energy-Related Emissions

CalEEMod estimates the GHG emissions associated with building electricity and natural gas usage (non-hearth) for each land use type. Electricity and natural gas used in buildings is typically generated at an off-site power plant which indirectly generates GHG emissions. The default energy usage values used in CalEEMod are based on the CEC sponsored California Commercial End Use Survey and Residential Appliance Saturation Survey studies and reflect 2019 Title 24 improvements (CalEEMod User’s Guide, Appendix A). The GHG emission from electricity usage from the future EV charging stations serving the Project site’s designated EV charging spaces were estimated outside CalEEMod. Emissions were estimated using data from SCAQMD for EV charging station usage and the CalEEMod default SCE carbon intensity data. The number EV chargers at each charging station and the usage are unknown. Therefore, it was assumed that each designated EV charging space would contain one charger and, based on SCAQMD¹⁷ data, that each charger would be a 50 kW charger used approximately 10 hours per day or five separate two-hour charging events. Based on these assumptions, each EV charger would use approximately 450 kWh of electricity per day. The following table summarizes the GHG emissions estimates reported by CalEEMod for the Project based on the assumptions described previously.

Table 8 – Energy-Related GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Electricity ¹	81.27	0.01	0.00	169.73
Natural Gas	16.58	0.00	0.00	16.68
Total	97.85	0.01	0.00	186.21

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

1. Total MTCO₂E emission include building energy usage estimated in CalEEMod and the estimated EV charging station electricity usage calculated outside of CalEEMod and are attached herewith.

Mobile Source Emissions

CalEEMod estimates the annual GHG emissions from Project-related vehicle usage based on trip generation data contained in defaults or in a project-specific traffic analyses. As stated above, the trip generation rate and fleet mix were adjusted based on the rates and ratios found in the TIA for DPR 21-00001. Trip length data was based on CalEEMod defaults for passenger cars and the distance provided by the City for Project trucks. **Table 9** shows the mobile source emissions from the Project.

¹⁶ [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-6/ghg-meeting-6-guidance-document-discussion.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-6/ghg-meeting-6-guidance-document-discussion.pdf?sfvrsn=2)

¹⁷ SCAQMD’s Final Staff Report for Proposed Rule 2305 and Proposed Rule 316, May 2021. Available at <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>.

Solid Waste Emissions

CalEEMod also calculates the GHG emissions associated with the disposal of solid waste into landfills based on default data contained within the model for waste disposal rates, composition, and the characteristics of landfills throughout the state. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. This analysis assumes a solid waste diversion from the landfills consistent with the most recent data provided by the state, 37 percent.¹⁸ The waste diversion rate was evaluated in the model by selecting the mitigation option for solid waste and **Table 9** shows the solid waste emissions from the Project utilizing this waste reduction rate.

Water-Related Energy Usage

Electricity is also indirectly used in water supply, treatment, and distribution, as well as wastewater treatment in Southern California and plays a large role in GHG production.

There are three processes necessary to supply potable water to urban users (i.e., residential, commercial, and industrial): (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, the wastewater is treated and either reused as reclaimed/recycled water or returned to the environment. CalEEMod calculates the GHG emissions from these processes based on default emissions factors and water/wastewater generation rates for a project's location. Default values were used for electricity intensity factor associated with the supply and conveyance of water from its source which assumes that the water is being imported from Northern California. Total water demand was obtained from the Design Conditions Report,¹⁹ using the average daily demand. Outdoor water demand was obtained from the Recycled Water Use Exhibit, within the Design Conditions Report. **Table 9** shows the GHG emissions from water-related energy usage for the Project.

Total Project GHG Emissions

As shown on **Table 9 – Total Project-Related GHG Emissions**, using all the emissions quantified above, the total GHG emissions generated from the Project is approximately 2,093.76 MTCO₂E/yr which includes construction-related emissions amortized over a typical project life of 30 years.

Table 9 – Total Project-Related GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Amortized Construction	--	--	--	19.79
Area	0.00	0.00	0.00	0.00
Energy	97.85	0.01	0.00	186.21
Mobile	1,742.70	0.04	0.19	1,800.63
Solid Waste	18.58	1.10	0.00	46.03
Water	29.95	0.35	0.01	41.10
Total	1,889.08	1.50	0.20	2,093.76

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

The total GHG emissions from the Project do not exceed the SCAQMD interim threshold of level of 10,000 MTCO₂E/yr for industrial projects.

Conclusion

The conclusion of this analysis indicates that construction or operation of the proposed Project will not exceed criteria pollutant thresholds established by SCAQMD on a regional level. The analysis also

¹⁸ CalRecycle, *California's 2019 Per Capita Disposal Rate Estimate*, webpage. Available at: <https://www.calrecycle.ca.gov/lqcentral/goalmeasure/disposalrate/mostrecent>, accessed June 30, 2021.

¹⁹ Albert A Webb Associates, *First Wilson II Design Conditions Report – (PPI: 2021-010 WS: 2021-0038)*, April 2021.

concludes that operation of the proposed Project will not exceed criteria pollutant thresholds established by SCAQMD on a regional level. The Project's construction and operation will not exceed criteria pollutant thresholds established by SCAQMD on a localized level. In addition, the Project will not create a CO hot spot. The Project's GHG emissions will not exceed the SCAQMD interim threshold of 10,000 MTCO₂E/yr.

Should you have any questions, please contact me at (951) 686-1070.

**EV Charging Stations
Electricity and GHG Emissions Calculations**

First Industrial at 3175 Wilson Avenue

EV Charging Station Electricity Consumption

EV Charging Station	KWh per Day*	Proposed Charging Stations	Annual Project Total KWh	Annual Project Total MWh
Three Proposed Charging Stations	450	3	492,750	492.75
Total			492,750	492.75

* Per SCAQMD assuming a 50 kW charger. *Final Staff Report for Proposed Rule 2305 and Proposed Rule 316*, May 2021

EV Charging Station GHG Emissions

SCE 2021 Intensity Factors	(lbs/MWh)	Project GHG (lbs)	Project GHG (MT)
CO ₂ E	393	193,650.75	
Total			87.84

Per CalEEMod 2021 User's Guide, Appendix D

CALEEMOD OUTPUT FILES

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

First Industrial Warehouse at 3175 Wilson Avenue

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	154.56	1000sqft	3.46	154,558.00	0
Other Asphalt Surfaces	0.23	Acre	0.23	10,018.80	0
Other Non-Asphalt Surfaces	6.31	Acre	6.31	274,863.60	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 - Per Plot Plan, includes paved street along Project frontage
- Construction Phase - Per Applicant
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Grading - No soil import/export

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Demolition - Per Engineer

Trips and VMT - Two (2) daily water truck trips added to Demolition, Site Preparation, Grading, and Paving activities per Rule 403.

Architectural Coating - Per Rule 1113

Vehicle Trips - Trips rates per TIA; Truck trip length per City of Perris

Fleet Mix - Per TIA

Energy Use - Added 0.35 Lighting Energy Intensity to account for parking lot lighting

Water And Wastewater - Per Design Considerations Report and RWUE

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblConstructionPhase	NumDays	230.00	165.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	PhaseEndDate	5/22/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	3/27/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	3/28/2022	3/31/2022
tblConstructionPhase	PhaseEndDate	5/9/2022	5/15/2022
tblConstructionPhase	PhaseEndDate	4/24/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	4/11/2022	4/14/2022
tblConstructionPhase	PhaseStartDate	4/25/2023	12/5/2022
tblConstructionPhase	PhaseStartDate	5/10/2022	5/16/2022
tblConstructionPhase	PhaseStartDate	4/12/2022	4/15/2022
tblConstructionPhase	PhaseStartDate	3/28/2023	12/5/2022
tblConstructionPhase	PhaseStartDate	3/29/2022	4/1/2022
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFleetMix	HHD	0.02	0.21
tblFleetMix	LDA	0.53	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	4.5000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1600e-004	5.0000e-004
tblFleetMix	SBUS	1.1000e-003	9.0000e-004
tblFleetMix	UBUS	3.1500e-004	3.0000e-004
tblGrading	AcresOfGrading	63.00	20.00
tblLandUse	LotAcreage	3.55	3.46
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	60.00
tblVehicleTrips	CNW_TTP	41.00	34.40
tblVehicleTrips	CW_TTP	59.00	65.60
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblWater	IndoorWaterUseRate	35,742,000.00	10,556,206.00
tblWater	OutdoorWaterUseRate	0.00	1,127,444.00

2.0 Emissions Summary

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Energy	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Mobile	1.4986	12.2737	20.8138	0.1036	6.8506	0.1574	7.0080	1.8617	0.1500	2.0117		10,823.9026	10,823.9026	0.2686	1.1501	11,173.3597
Total	5.0847	12.3573	20.9004	0.1041	6.8506	0.1638	7.0144	1.8617	0.1564	2.0181		10,924.0705	10,924.0705	0.2706	1.1520	11,274.1250

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Energy	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Mobile	1.4986	12.2737	20.8138	0.1036	6.8506	0.1574	7.0080	1.8617	0.1500	2.0117		10,823.9026	10,823.9026	0.2686	1.1501	11,173.3597
Total	5.0847	12.3573	20.9004	0.1041	6.8506	0.1638	7.0144	1.8617	0.1564	2.0181		10,924.0705	10,924.0705	0.2706	1.1520	11,274.1250

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2022	3/31/2022	5	23	
2	Site Preparation	Site Preparation	4/1/2022	4/14/2022	5	10	
3	Grading	Grading	4/15/2022	5/15/2022	5	21	
4	Building Construction	Building Construction	5/16/2022	12/31/2022	5	165	
5	Paving	Paving	12/5/2022	12/31/2022	5	20	
6	Architectural Coating	Architectural Coating	12/5/2022	12/31/2022	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 6.54

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 231,837; Non-Residential Outdoor: 77,279; Striped Parking Area: 17,093 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Demolition	Forklifts	3	8.00	89	0.20
Site Preparation				81	0.73
Grading	Scrapers	2	8.00	367	0.48
Paving	Cement and Mortar Mixers	2	8.00	9	0.56

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	9	23.00	2.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	185.00	72.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	37.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7282	0.0000	0.7282	0.1103	0.0000	0.1103			0.0000			0.0000
Off-Road	2.9817	28.8999	24.0726	0.0434		1.4533	1.4533		1.3491	1.3491		4,193.094 1	4,193.094 1	1.1968		4,223.013 7
Total	2.9817	28.8999	24.0726	0.0434	0.7282	1.4533	2.1815	0.1103	1.3491	1.4593		4,193.094 1	4,193.094 1	1.1968		4,223.013 7

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0106	0.4276	0.0951	1.9200e-003	0.0586	4.9700e-003	0.0636	0.0161	4.7500e-003	0.0208		205.3396	205.3396	2.7800e-003	0.0324	215.0483
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0906	0.0587	0.9156	2.3400e-003	0.2571	1.2800e-003	0.2584	0.0682	1.1800e-003	0.0694		236.1856	236.1856	5.8900e-003	5.8500e-003	238.0751
Total	0.1045	0.5709	1.0401	4.6200e-003	0.3285	7.4700e-003	0.3360	0.0879	7.1000e-003	0.0950		480.1143	480.1143	9.0800e-003	0.0439	493.4280

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2840	0.0000	0.2840	0.0430	0.0000	0.0430			0.0000			0.0000
Off-Road	2.9817	28.8999	24.0726	0.0434		1.4533	1.4533		1.3491	1.3491	0.0000	4,193.0941	4,193.0941	1.1968		4,223.0137
Total	2.9817	28.8999	24.0726	0.0434	0.2840	1.4533	1.7373	0.0430	1.3491	1.3921	0.0000	4,193.0941	4,193.0941	1.1968		4,223.0137

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0106	0.4276	0.0951	1.9200e-003	0.0586	4.9700e-003	0.0636	0.0161	4.7500e-003	0.0208		205.3396	205.3396	2.7800e-003	0.0324	215.0483
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0906	0.0587	0.9156	2.3400e-003	0.2571	1.2800e-003	0.2584	0.0682	1.1800e-003	0.0694		236.1856	236.1856	5.8900e-003	5.8500e-003	238.0751
Total	0.1045	0.5709	1.0401	4.6200e-003	0.3285	7.4700e-003	0.3360	0.0879	7.1000e-003	0.0950		480.1143	480.1143	9.0800e-003	0.0439	493.4280

3.3 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	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	19.6570	1.6126	21.2696	10.1025	1.4836	11.5860		3,686.0619	3,686.0619	1.1922		3,715.8655

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0709	0.0460	0.7166	1.8300e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		184.8409	184.8409	4.6100e-003	4.5800e-003	186.3197
Total	0.0742	0.1305	0.7460	2.1900e-003	0.2140	2.2200e-003	0.2162	0.0571	2.0900e-003	0.0591		223.4300	223.4300	5.0200e-003	0.0103	226.6243

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.6662	1.6126	9.2788	3.9400	1.4836	5.4235	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0709	0.0460	0.7166	1.8300e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		184.8409	184.8409	4.6100e-003	4.5800e-003	186.3197
Total	0.0742	0.1305	0.7460	2.1900e-003	0.2140	2.2200e-003	0.2162	0.0571	2.0900e-003	0.0591		223.4300	223.4300	5.0200e-003	0.0103	226.6243

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0321	0.0000	7.0321	3.4193	0.0000	3.4193			0.0000			0.0000
Off-Road	3.6330	38.9329	29.1053	0.0622		1.6384	1.6384		1.5073	1.5073		6,026.1135	6,026.1135	1.9490		6,074.8377
Total	3.6330	38.9329	29.1053	0.0622	7.0321	1.6384	8.6705	3.4193	1.5073	4.9266		6,026.1135	6,026.1135	1.9490		6,074.8377

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0788	0.0511	0.7962	2.0300e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0200e-003	0.0603		205.3788	205.3788	5.1200e-003	5.0800e-003	207.0218
Total	0.0820	0.1356	0.8256	2.3900e-003	0.2364	2.3300e-003	0.2387	0.0630	2.1900e-003	0.0652		243.9679	243.9679	5.5300e-003	0.0108	247.3265

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7425	0.0000	2.7425	1.3335	0.0000	1.3335			0.0000			0.0000
Off-Road	3.6330	38.9329	29.1053	0.0622		1.6384	1.6384		1.5073	1.5073	0.0000	6,026.1135	6,026.1135	1.9490		6,074.8377
Total	3.6330	38.9329	29.1053	0.0622	2.7425	1.6384	4.3809	1.3335	1.5073	2.8408	0.0000	6,026.1135	6,026.1135	1.9490		6,074.8377

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0788	0.0511	0.7962	2.0300e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0200e-003	0.0603		205.3788	205.3788	5.1200e-003	5.0800e-003	207.0218
Total	0.0820	0.1356	0.8256	2.3900e-003	0.2364	2.3300e-003	0.2387	0.0630	2.1900e-003	0.0652		243.9679	243.9679	5.5300e-003	0.0108	247.3265

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122		2,737.1520	2,737.1520	0.6711		2,753.9288
Total	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122		2,737.1520	2,737.1520	0.6711		2,753.9288

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1172	3.0446	1.0586	0.0131	0.4612	0.0439	0.5051	0.1328	0.0420	0.1748		1,389.2064	1,389.2064	0.0147	0.2060	1,450.9659
Worker	0.7288	0.4723	7.3649	0.0188	2.0679	0.0103	2.0782	0.5484	9.4700e-003	0.5579		1,899.7539	1,899.7539	0.0474	0.0470	1,914.9521
Total	0.8460	3.5169	8.4235	0.0319	2.5290	0.0542	2.5832	0.6812	0.0515	0.7327		3,288.9603	3,288.9603	0.0621	0.2530	3,365.9180

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122	0.0000	2,737.1520	2,737.1520	0.6711		2,753.9288
Total	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122	0.0000	2,737.1520	2,737.1520	0.6711		2,753.9288

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1172	3.0446	1.0586	0.0131	0.4612	0.0439	0.5051	0.1328	0.0420	0.1748		1,389.2064	1,389.2064	0.0147	0.2060	1,450.9659
Worker	0.7288	0.4723	7.3649	0.0188	2.0679	0.0103	2.0782	0.5484	9.4700e-003	0.5579		1,899.7539	1,899.7539	0.0474	0.0470	1,914.9521
Total	0.8460	3.5169	8.4235	0.0319	2.5290	0.0542	2.5832	0.6812	0.0515	0.7327		3,288.9603	3,288.9603	0.0621	0.2530	3,365.9180

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6689	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899		1,204.8628	1,204.8628	0.3675		1,214.0500
Paving	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6991	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899		1,204.8628	1,204.8628	0.3675		1,214.0500

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0512	0.0332	0.5175	1.3200e-003	0.1453	7.2000e-004	0.1460	0.0385	6.7000e-004	0.0392		133.4962	133.4962	3.3300e-003	3.3000e-003	134.5642
Total	0.0545	0.1178	0.5469	1.6800e-003	0.1581	1.9400e-003	0.1601	0.0422	1.8400e-003	0.0441		172.0853	172.0853	3.7400e-003	9.0200e-003	174.8688

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6689	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899	0.0000	1,204.8628	1,204.8628	0.3675		1,214.0500
Paving	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6991	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899	0.0000	1,204.8628	1,204.8628	0.3675		1,214.0500

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2500e-003	0.0846	0.0294	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.5891	38.5891	4.1000e-004	5.7200e-003	40.3046
Worker	0.0512	0.0332	0.5175	1.3200e-003	0.1453	7.2000e-004	0.1460	0.0385	6.7000e-004	0.0392		133.4962	133.4962	3.3300e-003	3.3000e-003	134.5642
Total	0.0545	0.1178	0.5469	1.6800e-003	0.1581	1.9400e-003	0.1601	0.0422	1.8400e-003	0.0441		172.0853	172.0853	3.7400e-003	9.0200e-003	174.8688

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	39.7801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749
Total	40.0528	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1458	0.0945	1.4730	3.7600e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		379.9508	379.9508	9.4700e-003	9.4100e-003	382.9904
Total	0.1458	0.0945	1.4730	3.7600e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		379.9508	379.9508	9.4700e-003	9.4100e-003	382.9904

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	39.7801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749
Total	40.0528	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1458	0.0945	1.4730	3.7600e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		379.9508	379.9508	9.4700e-003	9.4100e-003	382.9904
Total	0.1458	0.0945	1.4730	3.7600e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		379.9508	379.9508	9.4700e-003	9.4100e-003	382.9904

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4986	12.2737	20.8138	0.1036	6.8506	0.1574	7.0080	1.8617	0.1500	2.0117		10,823.9026	10,823.9026	0.2686	1.1501	11,173.3597
Unmitigated	1.4986	12.2737	20.8138	0.1036	6.8506	0.1574	7.0080	1.8617	0.1500	2.0117		10,823.9026	10,823.9026	0.2686	1.1501	11,173.3597

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	268.93	268.93	268.93	3,086,459	3,086,459
Total	268.93	268.93	268.93	3,086,459	3,086,459

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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	60.00	65.60	0.00	34.40	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Unrefrigerated Warehouse-No Rail	0.441000	0.046200	0.142300	0.000000	0.000000	0.059300	0.070400	0.214800	0.000500	0.000300	0.019800	0.000900	0.004500
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
NaturalGas Unmitigated	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	851.128	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Total		9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.851128	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Total		9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277

6.0 Area Detail

6.1 Mitigation Measures Area

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Unmitigated	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4142					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5200e-003	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Total	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4142					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5200e-003	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Total	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376

7.0 Water Detail

7.1 Mitigation Measures Water

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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

Equipment Type	Number
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11.0 Vegetation

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

First Industrial Warehouse at 3175 Wilson Avenue

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	154.56	1000sqft	3.46	154,558.00	0
Other Asphalt Surfaces	0.23	Acre	0.23	10,018.80	0
Other Non-Asphalt Surfaces	6.31	Acre	6.31	274,863.60	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 - Per Plot Plan, includes paved street along Project frontage
- Construction Phase - Per Applicant
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Grading - No soil import/export

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Demolition - Per Engineer

Trips and VMT - Two (2) daily water truck trips added to Demolition, Site Preparation, Grading, and Paving activities per Rule 403.

Architectural Coating - Per Rule 1113

Vehicle Trips - Trips rates per TIA; Truck trip length per City of Perris

Fleet Mix - Per TIA

Energy Use - Added 0.35 Lighting Energy Intensity to account for parking lot lighting

Water And Wastewater - Per Design Considerations Report and RWUE

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblConstructionPhase	NumDays	230.00	165.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	PhaseEndDate	5/22/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	3/27/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	3/28/2022	3/31/2022
tblConstructionPhase	PhaseEndDate	5/9/2022	5/15/2022
tblConstructionPhase	PhaseEndDate	4/24/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	4/11/2022	4/14/2022
tblConstructionPhase	PhaseStartDate	4/25/2023	12/5/2022
tblConstructionPhase	PhaseStartDate	5/10/2022	5/16/2022
tblConstructionPhase	PhaseStartDate	4/12/2022	4/15/2022
tblConstructionPhase	PhaseStartDate	3/28/2023	12/5/2022
tblConstructionPhase	PhaseStartDate	3/29/2022	4/1/2022
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFleetMix	HHD	0.02	0.21
tblFleetMix	LDA	0.53	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	4.5000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1600e-004	5.0000e-004
tblFleetMix	SBUS	1.1000e-003	9.0000e-004
tblFleetMix	UBUS	3.1500e-004	3.0000e-004
tblGrading	AcresOfGrading	63.00	20.00
tblLandUse	LotAcreage	3.55	3.46
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	60.00
tblVehicleTrips	CNW_TTP	41.00	34.40
tblVehicleTrips	CW_TTP	59.00	65.60
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblWater	IndoorWaterUseRate	35,742,000.00	10,556,206.00
tblWater	OutdoorWaterUseRate	0.00	1,127,444.00

2.0 Emissions Summary

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Energy	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Mobile	1.3885	12.9749	18.2451	0.1004	6.8506	0.1575	7.0081	1.8617	0.1501	2.0118		10,497.1470	10,497.1470	0.2662	1.1553	10,848.0776
Total	4.9746	13.0584	18.3316	0.1009	6.8506	0.1639	7.0145	1.8617	0.1565	2.0182		10,597.3149	10,597.3149	0.2682	1.1571	10,948.8429

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Energy	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Mobile	1.3885	12.9749	18.2451	0.1004	6.8506	0.1575	7.0081	1.8617	0.1501	2.0118		10,497.1470	10,497.1470	0.2662	1.1553	10,848.0776
Total	4.9746	13.0584	18.3316	0.1009	6.8506	0.1639	7.0145	1.8617	0.1565	2.0182		10,597.3149	10,597.3149	0.2682	1.1571	10,948.8429

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2022	3/31/2022	5	23	
2	Site Preparation	Site Preparation	4/1/2022	4/14/2022	5	10	
3	Grading	Grading	4/15/2022	5/15/2022	5	21	
4	Building Construction	Building Construction	5/16/2022	12/31/2022	5	165	
5	Paving	Paving	12/5/2022	12/31/2022	5	20	
6	Architectural Coating	Architectural Coating	12/5/2022	12/31/2022	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 6.54

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 231,837; Non-Residential Outdoor: 77,279; Striped Parking Area: 17,093 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Demolition	Forklifts	3	8.00	89	0.20
Site Preparation				81	0.73
Grading	Scrapers	2	8.00	367	0.48
Paving	Cement and Mortar Mixers	2	8.00	9	0.56

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	9	23.00	2.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	185.00	72.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	37.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7282	0.0000	0.7282	0.1103	0.0000	0.1103			0.0000			0.0000
Off-Road	2.9817	28.8999	24.0726	0.0434		1.4533	1.4533		1.3491	1.3491		4,193.094 1	4,193.094 1	1.1968		4,223.013 7
Total	2.9817	28.8999	24.0726	0.0434	0.7282	1.4533	2.1815	0.1103	1.3491	1.4593		4,193.094 1	4,193.094 1	1.1968		4,223.013 7

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0101	0.4510	0.0977	1.9300e-003	0.0586	4.9800e-003	0.0636	0.0161	4.7600e-003	0.0208		205.4963	205.4963	2.7500e-003	0.0324	215.2119
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0846	0.0610	0.7421	2.1200e-003	0.2571	1.2800e-003	0.2584	0.0682	1.1800e-003	0.0694		213.9362	213.9362	5.8500e-003	5.9900e-003	215.8660
Total	0.0978	0.6010	0.8703	4.4100e-003	0.3285	7.4800e-003	0.3360	0.0879	7.1100e-003	0.0951		458.0637	458.0637	9.0000e-003	0.0441	471.4277

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2840	0.0000	0.2840	0.0430	0.0000	0.0430			0.0000			0.0000
Off-Road	2.9817	28.8999	24.0726	0.0434		1.4533	1.4533		1.3491	1.3491	0.0000	4,193.0941	4,193.0941	1.1968		4,223.0137
Total	2.9817	28.8999	24.0726	0.0434	0.2840	1.4533	1.7373	0.0430	1.3491	1.3921	0.0000	4,193.0941	4,193.0941	1.1968		4,223.0137

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0101	0.4510	0.0977	1.9300e-003	0.0586	4.9800e-003	0.0636	0.0161	4.7600e-003	0.0208		205.4963	205.4963	2.7500e-003	0.0324	215.2119
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0846	0.0610	0.7421	2.1200e-003	0.2571	1.2800e-003	0.2584	0.0682	1.1800e-003	0.0694		213.9362	213.9362	5.8500e-003	5.9900e-003	215.8660
Total	0.0978	0.6010	0.8703	4.4100e-003	0.3285	7.4800e-003	0.3360	0.0879	7.1100e-003	0.0951		458.0637	458.0637	9.0000e-003	0.0441	471.4277

3.3 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	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	19.6570	1.6126	21.2696	10.1025	1.4836	11.5860		3,686.0619	3,686.0619	1.1922		3,715.8655

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0662	0.0477	0.5807	1.6600e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		167.4284	167.4284	4.5800e-003	4.6800e-003	168.9386
Total	0.0694	0.1368	0.6113	2.0200e-003	0.2140	2.2200e-003	0.2162	0.0571	2.0900e-003	0.0591		206.0595	206.0595	4.9800e-003	0.0104	209.2884

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.6662	1.6126	9.2788	3.9400	1.4836	5.4235	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0662	0.0477	0.5807	1.6600e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		167.4284	167.4284	4.5800e-003	4.6800e-003	168.9386
Total	0.0694	0.1368	0.6113	2.0200e-003	0.2140	2.2200e-003	0.2162	0.0571	2.0900e-003	0.0591		206.0595	206.0595	4.9800e-003	0.0104	209.2884

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0321	0.0000	7.0321	3.4193	0.0000	3.4193			0.0000			0.0000
Off-Road	3.6330	38.9329	29.1053	0.0622		1.6384	1.6384		1.5073	1.5073		6,026.1135	6,026.1135	1.9490		6,074.8377
Total	3.6330	38.9329	29.1053	0.0622	7.0321	1.6384	8.6705	3.4193	1.5073	4.9266		6,026.1135	6,026.1135	1.9490		6,074.8377

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0736	0.0530	0.6453	1.8400e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0200e-003	0.0603		186.0315	186.0315	5.0800e-003	5.2000e-003	187.7096
Total	0.0767	0.1421	0.6758	2.2000e-003	0.2364	2.3300e-003	0.2387	0.0630	2.1900e-003	0.0652		224.6627	224.6627	5.4800e-003	0.0109	228.0593

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7425	0.0000	2.7425	1.3335	0.0000	1.3335			0.0000			0.0000
Off-Road	3.6330	38.9329	29.1053	0.0622		1.6384	1.6384		1.5073	1.5073	0.0000	6,026.1135	6,026.1135	1.9490		6,074.8377
Total	3.6330	38.9329	29.1053	0.0622	2.7425	1.6384	4.3809	1.3335	1.5073	2.8408	0.0000	6,026.1135	6,026.1135	1.9490		6,074.8377

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0736	0.0530	0.6453	1.8400e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0200e-003	0.0603		186.0315	186.0315	5.0800e-003	5.2000e-003	187.7096
Total	0.0767	0.1421	0.6758	2.2000e-003	0.2364	2.3300e-003	0.2387	0.0630	2.1900e-003	0.0652		224.6627	224.6627	5.4800e-003	0.0109	228.0593

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122		2,737.1520	2,737.1520	0.6711		2,753.9288
Total	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122		2,737.1520	2,737.1520	0.6711		2,753.9288

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1121	3.2075	1.0993	0.0131	0.4612	0.0440	0.5052	0.1328	0.0421	0.1749		1,390.7215	1,390.7215	0.0145	0.2064	1,452.5906
Worker	0.6808	0.4902	5.9687	0.0170	2.0679	0.0103	2.0782	0.5484	9.4700e-003	0.5579		1,720.7913	1,720.7913	0.0470	0.0481	1,736.3138
Total	0.7930	3.6978	7.0680	0.0301	2.5290	0.0543	2.5833	0.6812	0.0516	0.7328		3,111.5129	3,111.5129	0.0615	0.2545	3,188.9043

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122	0.0000	2,737.1520	2,737.1520	0.6711		2,753.9288
Total	1.8146	16.7670	17.4392	0.0288		0.8645	0.8645		0.8122	0.8122	0.0000	2,737.1520	2,737.1520	0.6711		2,753.9288

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1121	3.2075	1.0993	0.0131	0.4612	0.0440	0.5052	0.1328	0.0421	0.1749		1,390.7215	1,390.7215	0.0145	0.2064	1,452.5906
Worker	0.6808	0.4902	5.9687	0.0170	2.0679	0.0103	2.0782	0.5484	9.4700e-003	0.5579		1,720.7913	1,720.7913	0.0470	0.0481	1,736.3138
Total	0.7930	3.6978	7.0680	0.0301	2.5290	0.0543	2.5833	0.6812	0.0516	0.7328		3,111.5129	3,111.5129	0.0615	0.2545	3,188.9043

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6689	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899		1,204.8628	1,204.8628	0.3675		1,214.0500
Paving	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6991	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899		1,204.8628	1,204.8628	0.3675		1,214.0500

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0478	0.0345	0.4194	1.2000e-003	0.1453	7.2000e-004	0.1460	0.0385	6.7000e-004	0.0392		120.9205	120.9205	3.3100e-003	3.3800e-003	122.0112
Total	0.0510	0.1236	0.4500	1.5600e-003	0.1581	1.9400e-003	0.1601	0.0422	1.8400e-003	0.0441		159.5516	159.5516	3.7100e-003	9.1100e-003	162.3610

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6689	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899	0.0000	1,204.8628	1,204.8628	0.3675		1,214.0500
Paving	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6991	6.2988	7.9071	0.0128		0.3126	0.3126		0.2899	0.2899	0.0000	1,204.8628	1,204.8628	0.3675		1,214.0500

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1200e-003	0.0891	0.0305	3.6000e-004	0.0128	1.2200e-003	0.0140	3.6900e-003	1.1700e-003	4.8600e-003		38.6312	38.6312	4.0000e-004	5.7300e-003	40.3497
Worker	0.0478	0.0345	0.4194	1.2000e-003	0.1453	7.2000e-004	0.1460	0.0385	6.7000e-004	0.0392		120.9205	120.9205	3.3100e-003	3.3800e-003	122.0112
Total	0.0510	0.1236	0.4500	1.5600e-003	0.1581	1.9400e-003	0.1601	0.0422	1.8400e-003	0.0441		159.5516	159.5516	3.7100e-003	9.1100e-003	162.3610

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	39.7801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749
Total	40.0528	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1362	0.0981	1.1938	3.4000e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		344.1583	344.1583	9.4100e-003	9.6300e-003	347.2628
Total	0.1362	0.0981	1.1938	3.4000e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		344.1583	344.1583	9.4100e-003	9.6300e-003	347.2628

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	39.7801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749
Total	40.0528	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1362	0.0981	1.1938	3.4000e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		344.1583	344.1583	9.4100e-003	9.6300e-003	347.2628
Total	0.1362	0.0981	1.1938	3.4000e-003	0.4136	2.0600e-003	0.4156	0.1097	1.8900e-003	0.1116		344.1583	344.1583	9.4100e-003	9.6300e-003	347.2628

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3885	12.9749	18.2451	0.1004	6.8506	0.1575	7.0081	1.8617	0.1501	2.0118		10,497.1470	10,497.1470	0.2662	1.1553	10,848.0776
Unmitigated	1.3885	12.9749	18.2451	0.1004	6.8506	0.1575	7.0081	1.8617	0.1501	2.0118		10,497.1470	10,497.1470	0.2662	1.1553	10,848.0776

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	268.93	268.93	268.93	3,086,459	3,086,459
Total	268.93	268.93	268.93	3,086,459	3,086,459

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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	60.00	65.60	0.00	34.40	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Unrefrigerated Warehouse-No Rail	0.441000	0.046200	0.142300	0.000000	0.000000	0.059300	0.070400	0.214800	0.000500	0.000300	0.019800	0.000900	0.004500
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
NaturalGas Unmitigated	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	851.128	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Total		9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.851128	9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277
Total		9.1800e-003	0.0834	0.0701	5.0000e-004		6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003		100.1327	100.1327	1.9200e-003	1.8400e-003	100.7277

6.0 Area Detail

6.1 Mitigation Measures Area

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Unmitigated	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4142					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5200e-003	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Total	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4142					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5200e-003	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376
Total	3.5769	1.5000e-004	0.0165	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0353	0.0353	9.0000e-005		0.0376

7.0 Water Detail

7.1 Mitigation Measures Water

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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

Equipment Type	Number
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11.0 Vegetation

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

First Industrial Warehouse at 3175 Wilson Avenue

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	154.56	1000sqft	3.46	154,558.00	0
Other Asphalt Surfaces	0.23	Acre	0.23	10,018.80	0
Other Non-Asphalt Surfaces	6.31	Acre	6.31	274,863.60	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 - Per Plot Plan, includes paved street along Project frontage
 Construction Phase - Per Applicant
 Off-road Equipment - Per Applicant
 Off-road Equipment - Per Applicant
 Off-road Equipment - Per Applicant
 Off-road Equipment - Per Applicant; 8 hours per day
 Off-road Equipment - Per Applicant
 Off-road Equipment - Per Applicant; 8 hours per day
 Grading - No soil import/export

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Demolition - Per Engineer

Trips and VMT - Two (2) daily water truck trips added to Demolition, Site Preparation, Grading, and Paving activities per Rule 403.

Architectural Coating - Per Rule 1113

Vehicle Trips - Trips rates per TIA; Truck trip length per City of Perris

Fleet Mix - Per TIA

Energy Use - Added 0.35 Lighting Energy Intensity to account for parking lot lighting

Water And Wastewater - Per Design Considerations Report and RWUE

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblConstructionPhase	NumDays	230.00	165.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	PhaseEndDate	5/22/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	3/27/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	3/28/2022	3/31/2022
tblConstructionPhase	PhaseEndDate	5/9/2022	5/15/2022
tblConstructionPhase	PhaseEndDate	4/24/2023	12/31/2022
tblConstructionPhase	PhaseEndDate	4/11/2022	4/14/2022
tblConstructionPhase	PhaseStartDate	4/25/2023	12/5/2022
tblConstructionPhase	PhaseStartDate	5/10/2022	5/16/2022
tblConstructionPhase	PhaseStartDate	4/12/2022	4/15/2022
tblConstructionPhase	PhaseStartDate	3/28/2023	12/5/2022
tblConstructionPhase	PhaseStartDate	3/29/2022	4/1/2022
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFleetMix	HHD	0.02	0.21
tblFleetMix	LDA	0.53	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	4.5000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1600e-004	5.0000e-004
tblFleetMix	SBUS	1.1000e-003	9.0000e-004
tblFleetMix	UBUS	3.1500e-004	3.0000e-004
tblGrading	AcresOfGrading	63.00	20.00
tblLandUse	LotAcreage	3.55	3.46
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	60.00
tblVehicleTrips	CNW_TTP	41.00	34.40
tblVehicleTrips	CW_TTP	59.00	65.60
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblWater	IndoorWaterUseRate	35,742,000.00	10,556,206.00
tblWater	OutdoorWaterUseRate	0.00	1,127,444.00

2.0 Emissions Summary

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-1-2022	5-31-2022	1.1478	1.1478
2	6-1-2022	8-31-2022	0.7539	0.7539
3	9-1-2022	9-30-2022	0.2458	0.2458
		Highest	1.1478	1.1478

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	0.6527	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003
Energy	1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	97.8526	97.8526	7.1800e-003	1.1400e-003	98.3704
Mobile	0.2555	2.3658	3.4334	0.0184	1.2272	0.0286	1.2559	0.3340	0.0273	0.3613	0.0000	1,742.6999	1,742.6999	0.0441	0.1907	1,800.6345
Waste						0.0000	0.0000		0.0000	0.0000	29.4926	0.0000	29.4926	1.7430	0.0000	73.0666
Water						0.0000	0.0000		0.0000	0.0000	3.3490	26.5980	29.9470	0.3462	8.3900e-003	41.1039
Total	0.9099	2.3810	3.4483	0.0185	1.2272	0.0298	1.2570	0.3340	0.0284	0.3625	32.8416	1,867.1545	1,899.9961	2.1405	0.2002	2,013.1796

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.6527	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003
Energy	1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	97.8526	97.8526	7.1800e-003	1.1400e-003	98.3704
Mobile	0.2555	2.3658	3.4334	0.0184	1.2272	0.0286	1.2559	0.3340	0.0273	0.3613	0.0000	1,742.6999	1,742.6999	0.0441	0.1907	1,800.6345
Waste						0.0000	0.0000		0.0000	0.0000	18.5803	0.0000	18.5803	1.0981	0.0000	46.0319
Water						0.0000	0.0000		0.0000	0.0000	3.3490	26.5980	29.9470	0.3462	8.3900e-003	41.1039
Total	0.9099	2.3810	3.4483	0.0185	1.2272	0.0298	1.2570	0.3340	0.0284	0.3625	21.9293	1,867.1545	1,889.0838	1.4956	0.2002	1,986.1450

	ROG	NOx	CO	SO2	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	33.23	0.00	0.57	30.13	0.00	1.34

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2022	3/31/2022	5	23	
2	Site Preparation	Site Preparation	4/1/2022	4/14/2022	5	10	
3	Grading	Grading	4/15/2022	5/15/2022	5	21	

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4	Building Construction	Building Construction	5/16/2022	12/31/2022	5	165
5	Paving	Paving	12/5/2022	12/31/2022	5	20
6	Architectural Coating	Architectural Coating	12/5/2022	12/31/2022	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 6.54

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 231,837; Non-Residential Outdoor: 77,279; Striped Parking Area: 17,093 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Welders	1	8.00	46	0.45
Demolition	Forklifts	3	8.00	89	0.20
Site Preparation				81	0.73
Grading	Scrapers	2	8.00	367	0.48
Paving	Cement and Mortar Mixers	2	8.00	9	0.56

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	9	23.00	2.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	185.00	72.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	37.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.3700e-003	0.0000	8.3700e-003	1.2700e-003	0.0000	1.2700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0343	0.3324	0.2768	5.0000e-004		0.0167	0.0167		0.0155	0.0155	0.0000	43.7450	43.7450	0.0125	0.0000	44.0571
Total	0.0343	0.3324	0.2768	5.0000e-004	8.3700e-003	0.0167	0.0251	1.2700e-003	0.0155	0.0168	0.0000	43.7450	43.7450	0.0125	0.0000	44.0571

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2000e-004	5.1800e-003	1.1100e-003	2.0000e-005	6.6000e-004	6.0000e-005	7.2000e-004	1.8000e-004	5.0000e-005	2.4000e-004	0.0000	2.1429	2.1429	3.0000e-005	3.4000e-004	2.2442
Vendor	4.0000e-005	1.0200e-003	3.4000e-004	0.0000	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.4028	0.4028	0.0000	6.0000e-005	0.4207
Worker	9.2000e-004	7.2000e-004	9.0000e-003	2.0000e-005	2.9100e-003	1.0000e-005	2.9200e-003	7.7000e-004	1.0000e-005	7.9000e-004	0.0000	2.2840	2.2840	6.0000e-005	6.0000e-005	2.3045
Total	1.0800e-003	6.9200e-003	0.0105	4.0000e-005	3.7200e-003	8.0000e-005	3.8000e-003	9.9000e-004	7.0000e-005	1.0900e-003	0.0000	4.8297	4.8297	9.0000e-005	4.6000e-004	4.9695

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.2700e-003	0.0000	3.2700e-003	4.9000e-004	0.0000	4.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0343	0.3324	0.2768	5.0000e-004		0.0167	0.0167		0.0155	0.0155	0.0000	43.7449	43.7449	0.0125	0.0000	44.0571
Total	0.0343	0.3324	0.2768	5.0000e-004	3.2700e-003	0.0167	0.0200	4.9000e-004	0.0155	0.0160	0.0000	43.7449	43.7449	0.0125	0.0000	44.0571

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2000e-004	5.1800e-003	1.1100e-003	2.0000e-005	6.6000e-004	6.0000e-005	7.2000e-004	1.8000e-004	5.0000e-005	2.4000e-004	0.0000	2.1429	2.1429	3.0000e-005	3.4000e-004	2.2442
Vendor	4.0000e-005	1.0200e-003	3.4000e-004	0.0000	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.4028	0.4028	0.0000	6.0000e-005	0.4207
Worker	9.2000e-004	7.2000e-004	9.0000e-003	2.0000e-005	2.9100e-003	1.0000e-005	2.9200e-003	7.7000e-004	1.0000e-005	7.9000e-004	0.0000	2.2840	2.2840	6.0000e-005	6.0000e-005	2.3045
Total	1.0800e-003	6.9200e-003	0.0105	4.0000e-005	3.7200e-003	8.0000e-005	3.8000e-003	9.9000e-004	7.0000e-005	1.0900e-003	0.0000	4.8297	4.8297	9.0000e-005	4.6000e-004	4.9695

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 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					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	0.0159	0.1654	0.0985	1.9000e-004	0.0983	8.0600e-003	0.1064	0.0505	7.4200e-003	0.0579	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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	3.0600e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7772	0.7772	2.0000e-005	2.0000e-005	0.7842
Total	3.3000e-004	6.8000e-004	3.2100e-003	1.0000e-005	1.0500e-003	2.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.9523	0.9523	2.0000e-005	5.0000e-005	0.9671

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0383	0.0000	0.0383	0.0197	0.0000	0.0197	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	0.0159	0.1654	0.0985	1.9000e-004	0.0383	8.0600e-003	0.0464	0.0197	7.4200e-003	0.0271	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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	3.0600e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7772	0.7772	2.0000e-005	2.0000e-005	0.7842
Total	3.3000e-004	6.8000e-004	3.2100e-003	1.0000e-005	1.0500e-003	2.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.9523	0.9523	2.0000e-005	5.0000e-005	0.9671

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 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					0.0738	0.0000	0.0738	0.0359	0.0000	0.0359	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0382	0.4088	0.3056	6.5000e-004		0.0172	0.0172		0.0158	0.0158	0.0000	57.4014	57.4014	0.0186	0.0000	57.8655
Total	0.0382	0.4088	0.3056	6.5000e-004	0.0738	0.0172	0.0910	0.0359	0.0158	0.0517	0.0000	57.4014	57.4014	0.0186	0.0000	57.8655

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-005	9.3000e-004	3.1000e-004	0.0000	1.3000e-004	1.0000e-005	1.5000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.3678	0.3678	0.0000	5.0000e-005	0.3841
Worker	7.3000e-004	5.7000e-004	7.1400e-003	2.0000e-005	2.3100e-003	1.0000e-005	2.3200e-003	6.1000e-004	1.0000e-005	6.2000e-004	0.0000	1.8134	1.8134	5.0000e-005	5.0000e-005	1.8297
Total	7.6000e-004	1.5000e-003	7.4500e-003	2.0000e-005	2.4400e-003	2.0000e-005	2.4700e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.1812	2.1812	5.0000e-005	1.0000e-004	2.2138

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0288	0.0000	0.0288	0.0140	0.0000	0.0140	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0382	0.4088	0.3056	6.5000e-004		0.0172	0.0172		0.0158	0.0158	0.0000	57.4013	57.4013	0.0186	0.0000	57.8654
Total	0.0382	0.4088	0.3056	6.5000e-004	0.0288	0.0172	0.0460	0.0140	0.0158	0.0298	0.0000	57.4013	57.4013	0.0186	0.0000	57.8654

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-005	9.3000e-004	3.1000e-004	0.0000	1.3000e-004	1.0000e-005	1.5000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.3678	0.3678	0.0000	5.0000e-005	0.3841
Worker	7.3000e-004	5.7000e-004	7.1400e-003	2.0000e-005	2.3100e-003	1.0000e-005	2.3200e-003	6.1000e-004	1.0000e-005	6.2000e-004	0.0000	1.8134	1.8134	5.0000e-005	5.0000e-005	1.8297
Total	7.6000e-004	1.5000e-003	7.4500e-003	2.0000e-005	2.4400e-003	2.0000e-005	2.4700e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.1812	2.1812	5.0000e-005	1.0000e-004	2.2138

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 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	0.1497	1.3833	1.4387	2.3800e-003		0.0713	0.0713		0.0670	0.0670	0.0000	204.8560	204.8560	0.0502	0.0000	206.1116
Total	0.1497	1.3833	1.4387	2.3800e-003		0.0713	0.0713		0.0670	0.0670	0.0000	204.8560	204.8560	0.0502	0.0000	206.1116

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.4400e-003	0.2637	0.0888	1.0800e-003	0.0375	3.6300e-003	0.0412	0.0108	3.4700e-003	0.0143	0.0000	104.0198	104.0198	1.0900e-003	0.0154	108.6469
Worker	0.0533	0.0415	0.5192	1.4400e-003	0.1678	8.5000e-004	0.1686	0.0446	7.8000e-004	0.0453	0.0000	131.7966	131.7966	3.5400e-003	3.6700e-003	132.9793
Total	0.0628	0.3052	0.6080	2.5200e-003	0.2053	4.4800e-003	0.2098	0.0554	4.2500e-003	0.0596	0.0000	235.8164	235.8164	4.6300e-003	0.0191	241.6262

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1497	1.3833	1.4387	2.3800e-003		0.0713	0.0713		0.0670	0.0670	0.0000	204.8557	204.8557	0.0502	0.0000	206.1113
Total	0.1497	1.3833	1.4387	2.3800e-003		0.0713	0.0713		0.0670	0.0670	0.0000	204.8557	204.8557	0.0502	0.0000	206.1113

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.4400e-003	0.2637	0.0888	1.0800e-003	0.0375	3.6300e-003	0.0412	0.0108	3.4700e-003	0.0143	0.0000	104.0198	104.0198	1.0900e-003	0.0154	108.6469
Worker	0.0533	0.0415	0.5192	1.4400e-003	0.1678	8.5000e-004	0.1686	0.0446	7.8000e-004	0.0453	0.0000	131.7966	131.7966	3.5400e-003	3.6700e-003	132.9793
Total	0.0628	0.3052	0.6080	2.5200e-003	0.2053	4.4800e-003	0.2098	0.0554	4.2500e-003	0.0596	0.0000	235.8164	235.8164	4.6300e-003	0.0191	241.6262

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 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	6.6900e-003	0.0630	0.0791	1.3000e-004		3.1300e-003	3.1300e-003		2.9000e-003	2.9000e-003	0.0000	10.9303	10.9303	3.3300e-003	0.0000	11.0137
Paving	3.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.9900e-003	0.0630	0.0791	1.3000e-004		3.1300e-003	3.1300e-003		2.9000e-003	2.9000e-003	0.0000	10.9303	10.9303	3.3300e-003	0.0000	11.0137

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-005	8.9000e-004	3.0000e-004	0.0000	1.3000e-004	1.0000e-005	1.4000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.3502	0.3502	0.0000	5.0000e-005	0.3658
Worker	4.5000e-004	3.5000e-004	4.4200e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1226	1.1226	3.0000e-005	3.0000e-005	1.1327
Total	4.8000e-004	1.2400e-003	4.7200e-003	1.0000e-005	1.5600e-003	2.0000e-005	1.5800e-003	4.2000e-004	2.0000e-005	4.4000e-004	0.0000	1.4728	1.4728	3.0000e-005	8.0000e-005	1.4985

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.6900e-003	0.0630	0.0791	1.3000e-004		3.1300e-003	3.1300e-003		2.9000e-003	2.9000e-003	0.0000	10.9303	10.9303	3.3300e-003	0.0000	11.0137
Paving	3.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.9900e-003	0.0630	0.0791	1.3000e-004		3.1300e-003	3.1300e-003		2.9000e-003	2.9000e-003	0.0000	10.9303	10.9303	3.3300e-003	0.0000	11.0137

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-005	8.9000e-004	3.0000e-004	0.0000	1.3000e-004	1.0000e-005	1.4000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.3502	0.3502	0.0000	5.0000e-005	0.3658
Worker	4.5000e-004	3.5000e-004	4.4200e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1226	1.1226	3.0000e-005	3.0000e-005	1.1327
Total	4.8000e-004	1.2400e-003	4.7200e-003	1.0000e-005	1.5600e-003	2.0000e-005	1.5800e-003	4.2000e-004	2.0000e-005	4.4000e-004	0.0000	1.4728	1.4728	3.0000e-005	8.0000e-005	1.4985

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 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					
Archit. Coating	0.3978					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7300e-003	0.0188	0.0242	4.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099
Total	0.4005	0.0188	0.0242	4.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	1.0100e-003	0.0126	3.0000e-005	4.0700e-003	2.0000e-005	4.0900e-003	1.0800e-003	2.0000e-005	1.1000e-003	0.0000	3.1951	3.1951	9.0000e-005	9.0000e-005	3.2237
Total	1.2900e-003	1.0100e-003	0.0126	3.0000e-005	4.0700e-003	2.0000e-005	4.0900e-003	1.0800e-003	2.0000e-005	1.1000e-003	0.0000	3.1951	3.1951	9.0000e-005	9.0000e-005	3.2237

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3978					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7300e-003	0.0188	0.0242	4.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099
Total	0.4005	0.0188	0.0242	4.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	1.0100e-003	0.0126	3.0000e-005	4.0700e-003	2.0000e-005	4.0900e-003	1.0800e-003	2.0000e-005	1.1000e-003	0.0000	3.1951	3.1951	9.0000e-005	9.0000e-005	3.2237
Total	1.2900e-003	1.0100e-003	0.0126	3.0000e-005	4.0700e-003	2.0000e-005	4.0900e-003	1.0800e-003	2.0000e-005	1.1000e-003	0.0000	3.1951	3.1951	9.0000e-005	9.0000e-005	3.2237

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2555	2.3658	3.4334	0.0184	1.2272	0.0286	1.2559	0.3340	0.0273	0.3613	0.0000	1,742.6999	1,742.6999	0.0441	0.1907	1,800.6345
Unmitigated	0.2555	2.3658	3.4334	0.0184	1.2272	0.0286	1.2559	0.3340	0.0273	0.3613	0.0000	1,742.6999	1,742.6999	0.0441	0.1907	1,800.6345

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	268.93	268.93	268.93	3,086,459	3,086,459
Total	268.93	268.93	268.93	3,086,459	3,086,459

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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	60.00	65.60	0.00	34.40	100	0	0

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.441000	0.046200	0.142300	0.000000	0.000000	0.059300	0.070400	0.214800	0.000500	0.000300	0.019800	0.000900	0.004500

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	81.2745	81.2745	6.8600e-003	8.3000e-004	81.6938
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	81.2745	81.2745	6.8600e-003	8.3000e-004	81.6938
NaturalGas Mitigated	1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.5781	16.5781	3.2000e-004	3.0000e-004	16.6766
NaturalGas Unmitigated	1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.5781	16.5781	3.2000e-004	3.0000e-004	16.6766

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	310662	1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.5781	16.5781	3.2000e-004	3.0000e-004	16.6766
Total		1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.5781	16.5781	3.2000e-004	3.0000e-004	16.6766

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	310662	1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.5781	16.5781	3.2000e-004	3.0000e-004	16.6766	
Total		1.6800e-003	0.0152	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.5781	16.5781	3.2000e-004	3.0000e-004	16.6766	

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	3506.58	0.6219	5.0000e-005	1.0000e-005	0.6251
Other Non-Asphalt Surfaces	96202.3	17.0610	1.4400e-003	1.7000e-004	17.1491
Unrefrigerated Warehouse-No Rail	358575	63.5916	5.3700e-003	6.5000e-004	63.9197
Total		81.2745	6.8600e-003	8.3000e-004	81.6938

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	3506.58	0.6219	5.0000e-005	1.0000e-005	0.6251
Other Non-Asphalt Surfaces	96202.3	17.0610	1.4400e-003	1.7000e-004	17.1491
Unrefrigerated Warehouse-No Rail	358575	63.5916	5.3700e-003	6.5000e-004	63.9197
Total		81.2745	6.8600e-003	8.3000e-004	81.6938

6.0 Area Detail

6.1 Mitigation Measures Area

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6527	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003
Unmitigated	0.6527	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0756					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5769					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.9000e-004	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003
Total	0.6527	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0756					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5769					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.9000e-004	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003
Total	0.6527	2.0000e-005	2.0600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0000e-003	4.0000e-003	1.0000e-005	0.0000	4.2600e-003

7.0 Water Detail

7.1 Mitigation Measures Water

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	29.9470	0.3462	8.3900e-003	41.1039
Unmitigated	29.9470	0.3462	8.3900e-003	41.1039

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	10.5562 / 1.12744	29.9470	0.3462	8.3900e-003	41.1039
Total		29.9470	0.3462	8.3900e-003	41.1039

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	10.5562 / 1.12744	29.9470	0.3462	8.3900e-003	41.1039
Total		29.9470	0.3462	8.3900e-003	41.1039

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	18.5803	1.0981	0.0000	46.0319
Unmitigated	29.4926	1.7430	0.0000	73.0666

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	145.29	29.4926	1.7430	0.0000	73.0666
Total		29.4926	1.7430	0.0000	73.0666

First Industrial Warehouse at 3175 Wilson Avenue - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	91.5327	18.5803	1.0981	0.0000	46.0319
Total		18.5803	1.0981	0.0000	46.0319

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
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User Defined Equipment

Equipment Type	Number
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

11.0 Vegetation

First Industrial Warehouse at 3175 Wilson Avenue (Op LST) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

First Industrial Warehouse at 3175 Wilson Avenue (Op LST)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	154.56	1000sqft	3.46	154,558.00	0
Other Asphalt Surfaces	0.23	Acre	0.23	10,018.80	0
Other Non-Asphalt Surfaces	6.31	Acre	6.31	274,863.60	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/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - Per Plot Plan, includes paved street along Project frontage
 Construction Phase - Construction not modeled
 Off-road Equipment - Per Applicant; 8 hours per day
 Off-road Equipment - Construction not modeled
 Trips and VMT - Two (2) daily water truck trips added to Demolition, Site Preparation, Grading, and Paving activities per Rule 403.
 Demolition - Per Engineer
 Grading - No soil import/export
 Architectural Coating - Per Rule 1113
 Vehicle Trips - Trips rates per TIA; Truck trip length per City of Perris
 Energy Use - Added 0.35 Lighting Energy Intensity to account for parking lot lighting
 Water And Wastewater - Per Design Considerations Report and RWUE
 Construction Off-road Equipment Mitigation - Per Rule 403
 Waste Mitigation - 2019 Statewide Average
 Fleet Mix - Per TIA

First Industrial Warehouse at 3175 Wilson Avenue (Op LST) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.62
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.17
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.20
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblGrading	AcresOfGrading	0.00	20.00
tblLandUse	LandUseSquareFeet	154,560.00	154,558.00
tblLandUse	LotAcreage	3.55	3.46
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	0.11
tblVehicleTrips	CNW_TTP	41.00	100.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	ST_TR	1.74	0.60
tblVehicleTrips	SU_TR	1.74	0.60
tblVehicleTrips	WD_TR	1.74	0.60
tblWater	IndoorWaterUseRate	35,742,000.00	10,556,206.00
tblWater	OutdoorWaterUseRate	0.00	1,127,444.00

First Industrial Warehouse at 3175 Wilson Avenue (Op LST) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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
	lb/day										lb/day					
Mitigated	0.0882	1.2668	1.1355	1.9000e-003	9.1400e-003	8.6000e-004	0.0100	2.5800e-003	8.2000e-004	3.3900e-003		201.4022	201.4022	4.8500e-003	0.0320	211.0697
Unmitigated	0.0882	1.2668	1.1355	1.9000e-003	9.1400e-003	8.6000e-004	0.0100	2.5800e-003	8.2000e-004	3.3900e-003		201.4022	201.4022	4.8500e-003	0.0320	211.0697

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	92.74	92.74	92.74	3,713	3,713
Total	92.74	92.74	92.74	3,713	3,713

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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No Rail	16.60	8.40	0.11	0.00	0.00	100.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.000000	0.000000	0.000000	0.000000	0.000000	0.172000	0.204300	0.623700	0.000000	0.000000	0.000000	0.000000	0.000000

First Industrial Warehouse at 3175 Wilson Avenue (Op LST) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

First Industrial Warehouse at 3175 Wilson Avenue (Op LST)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	154.56	1000sqft	3.46	154,558.00	0
Other Asphalt Surfaces	0.23	Acre	0.23	10,018.80	0
Other Non-Asphalt Surfaces	6.31	Acre	6.31	274,863.60	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 - Per Plot Plan, includes paved street along Project frontage
 Construction Phase - Construction not modeled
 Off-road Equipment - Per Applicant; 8 hours per day
 Off-road Equipment - Construction not modeled
 Trips and VMT - Two (2) daily water truck trips added to Demolition, Site Preparation, Grading, and Paving activities per Rule 403.
 Demolition - Per Engineer
 Grading - No soil import/export
 Architectural Coating - Per Rule 1113
 Vehicle Trips - Trips rates per TIA; Truck trip length per City of Perris
 Energy Use - Added 0.35 Lighting Energy Intensity to account for parking lot lighting
 Water And Wastewater - Per Design Considerations Report and RWUE
 Construction Off-road Equipment Mitigation - Per Rule 403
 Waste Mitigation - 2019 Statewide Average
 Fleet Mix - Per TIA

First Industrial Warehouse at 3175 Wilson Avenue (Op LST) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.62
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.17
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.20
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblGrading	AcresOfGrading	0.00	20.00
tblLandUse	LandUseSquareFeet	154,560.00	154,558.00
tblLandUse	LotAcreage	3.55	3.46
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	0.11
tblVehicleTrips	CNW_TTP	41.00	100.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	ST_TR	1.74	0.60
tblVehicleTrips	SU_TR	1.74	0.60
tblVehicleTrips	WD_TR	1.74	0.60
tblWater	IndoorWaterUseRate	35,742,000.00	10,556,206.00
tblWater	OutdoorWaterUseRate	0.00	1,127,444.00

First Industrial Warehouse at 3175 Wilson Avenue (Op LST) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0780	1.3698	1.1775	1.9500e-003	9.1400e-003	9.6000e-004	0.0101	2.5800e-003	9.2000e-004	3.4900e-003		206.7178	206.7178	4.4000e-003	0.0329	216.6284
Unmitigated	0.0780	1.3698	1.1775	1.9500e-003	9.1400e-003	9.6000e-004	0.0101	2.5800e-003	9.2000e-004	3.4900e-003		206.7178	206.7178	4.4000e-003	0.0329	216.6284

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	92.74	92.74	92.74	3,713	3,713
Total	92.74	92.74	92.74	3,713	3,713

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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No Rail	16.60	8.40	0.11	0.00	0.00	100.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.000000	0.000000	0.000000	0.000000	0.000000	0.172000	0.204300	0.623700	0.000000	0.000000	0.000000	0.000000	0.000000

Particulate Matter Idling Emissions Calculations for Operation LST

Pollutant	Emission Factor*	Idling Time	Daily Truck Trips**	Idling Emissions	Idling Emissions
	(g/hr-veh)	(min)		(g/day)	(lb/day)
LHDT2					
PM-10	0.027247535	15	16	0.1089901	0.000240283
PM-2.5	0.026068819	15	16	0.1042753	0.000229889
MHDT					
PM-10	0.005326903	15	19	0.0253028	5.57834E-05
PM-2.5	0.005096464	15	19	0.0242082	5.33702E-05
HHDT					
PM-10	0.024488195	15	58	0.3550788	0.000782819
PM-2.5	0.023428847	15	58	0.3397183	0.000748955
PM-10 Sub-Total					0.001078886
PM-2.5 Sub-Total					0.001032214
CalEEMod Total					
PM-10 Total					0.0101
PM-2.5 Total					0.0035
Operation LST Total					
PM-10 Total					0.01
PM-2.5 Total					0.00

* Annual idling emission factors from EMFAC2017 for 2023 in Riverside County

** Project-specific Traffic Analysis, May 2021