



Technical Memorandum

To: Henry Pyle, Chartwell Real Estate Development

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

Date: July 7, 2022

Re: Air Quality/Greenhouse Gas Analysis for the Chartwell Warehouse at Rider Street and Redlands Avenue Project (DPR No. 21-00003), 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 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 132,818 square foot (SF), non-refrigerated warehouse building that includes 3,000 SF office and 3,000 mezzanine space, on approximately 6.26 net-acre site on the southwest corner of Rider Street and Redlands 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 within Redlands Avenue; no improvements are proposed. The proposed storm drain lateral will connect the on-site storm drain facilities to the existing Perris Valley Storm Drain Master Drainage Plan (MDP) Line AB within Rider Street, which is immediately north of the Project site. The Project will construct sidewalk and parkway along the north and east side of the Project site, along Redlands Avenue and Rider Street. As part of the Project, additional storm drain laterals will be constructed along Redlands Avenue to connect the Project's on-site easterly storm drains and the proposed curb and gutter on the easterly sidewalk of Redlands Avenue, with the existing lateral AB-10 located at the intersection of Rider Street and Redlands Avenue. A street median is proposed on Redlands Avenue. The total off-site disturbance is approximately 0.88 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 (7.14 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 nine months, beginning no sooner than June 2023. 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 June 2023 with grading and end with architectural coatings (painting):

Construction Activity	Start Date	End Date	Total Working Days
Grading	June 1, 2023	June 28, 2023	20 Days
Building Construction	June 29, 2023	February 21, 2024	170 Days
Paving	January 25, 2024	February 21, 2024	20 Days
Architectural Coatings	January 11, 2024	February 21, 2024	30 Days

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

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	Off-Road Equipment	Unit Amount
Grading	Excavators	1
	Graders	1
	Rubber Tired Dozers	1
	Scrapers	1
	Tractors/Loaders/Backhoes	3
Building Construction	Crane	1
	Forklifts	3
	Generator Set	1
	Tractor/Loader/Backhoe	3
	Welder	1
Paving	Rollers	1
	Pavers	1
	Paving Equipment	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 grading and paving activities to account for water truck trips.
- Vendor trips from concrete trucks utilized during building construction were based on CalEEMod defaults.
- The Project site will require 6,500 cubic feet (CY) of soil import. Based on the CalEEMod default truck capacity of 16 cubic yards, approximately 406 truckloads of soil would be imported over a period of 20 days. The import site is currently unknown. Therefore, the CalEEMod default was utilized which assumes a hauling trip length of 20 miles per trip.
- Off-site infrastructure improvements will also be required to connect potable water, sewer and storm drain lines to existing facilities in the adjacent streets, construct sidewalk and parkway improvements along the Project frontage, and install a 12-FT wide street median on Redlands Avenue). The off-site improvements will disturb approximately 0.88 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
Grading 2023	2.65	30.63	22.69	0.07	4.85	2.65
Building Construction 2023	2.21	17.51	22.83	0.05	2.57	1.21
Building Construction 2024	2.07	16.47	22.42	0.05	2.48	1.12
Architectural Coating 2024	22.53	1.68	3.30	0.01	0.37	0.16
Paving 2024	0.60	4.85	7.61	0.01	0.34	0.24
Maximum¹	25.20	30.63	33.33	0.07	4.85	2.65
Exceeds Threshold?	No	No	No	No	No	No

Note: ¹ Maximum emissions are the greater of either grading, or building construction in 2023 alone or the sum of building construction, paving, and architectural coating in 2024 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 2024. Mobile source emissions refer to on-road motor vehicle emissions generated from the Project's traffic and based on the *Scoping Form for Land Use Projects, SWC Rider-Redlands Warehouse (Chartwell) DPR 21-00003*, December 2021.³ An average truck trip length of approximately 40 miles was assumed, which is recommended by the City and based on SCAQMD's *Final Staff Report for proposed Rule 2305 and Rule 316*⁴. 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. CalEEMod defaults also include the 2019 Title 24 energy efficiency standards. 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, *City of Perris Scoping Form for Land Use Projects, SWC Rider-Redlands Warehouse (Chartwell) DPR 21-00003*, December 2021.

⁴ South Coast Air Quality Management District, *Board Meeting Agenda No. 27, May 7, 2021, Attachment I, Final Staff Report, Proposed Rule 2305 – Warehouse Indirect Source Rule - Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program and Proposed Rule 316 – Fees for Rule 2305*. (Available at <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>, accessed April 2022.)

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	3.05	0.00	0.01	0.00	0.00	0.00
Energy	0.01	0.07	0.06	0.00	0.01	0.01
Mobile	1.03	8.42	13.52	0.07	4.67	1.34
Total	4.09	8.49	13.59	0.07	4.68	1.35
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	3.05	0.00	0.01	0.00	0.00	0.00
Energy	0.01	0.07	0.06	0.00	0.01	0.01
Mobile	0.95	8.91	11.95	0.07	4.67	1.34
Total	4.01	8.98	12.02	0.07	4.68	1.35
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) methodology⁵ 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 tables⁶ 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.⁷ Based on this SCAQMD

⁵ 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 January 26, 2022.)

⁶ <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

⁷ <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 3.5 acres per day during grading.⁸ Therefore, the two-acre LST was used to compare the on-site emissions estimated by CalEEMod to provide a conservative analysis.

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 receptor to the Project construction site is the existing residential property north of the Project site along Rider Street, approximately 95 feet (29 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 2-acre site at 25 meters	170	883	7	4
Grading 2023	26.22	20.89	3.88	2.35
Building Construction 2023	15.44	17.31	0.75	0.70
Building Construction 2024	14.42	17.23	0.66	0.62
Paving 2024	1.63	2.41	0.08	0.08
Architectural Coatings 2024	4.76	7.31	0.23	0.22
Maximum¹	26.22	26.95	3.88	2.35
Exceeds Threshold?	No	No	No	No

Note: ¹ Maximum emissions are the greater of either grading, or building construction in 2023 alone or the sum of building construction, paving, and architectural coating in 2024 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 0.20 miles was conservatively assumed to be traveled for each one of the Project’s truck trips identified in the *City of Perris Scoping Form for Land Use Projects, SWC Rider-Redlands Warehouse (Chartwell) DPR 21-00003*. 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 analysis assumed an unmitigated scenario where each truck trip idles for 15-minutes per day, which conservatively overestimates idling emissions. The results were added to the total PM-10

⁸ <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2>

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

and PM-2.5 emissions from CalEEMod and presented in the table below. The closest sensitive receptors to the Project operations will be the existing residential property fronting Rider Street, north 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
5-Acre LST at 25 meters	270	1,577	4	2
On-Site Emissions	1.28	1.09	0.02	0.01
Exceeds Threshold?	No	No	No	No

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

¹ Idling emissions added to CalEEMod output 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 January 26, 2022.)

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 <https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/B12.pdf>, accessed January 26, 2022.)

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 227 daily trips on local roadways,¹³ 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. Further, this threshold has been applied by the City of Perris for other industrial developments subject to CEQA (First Industrial Warehouse at Harley Knox Boulevard and Redlands Avenue, IDI Rider 2 & 4 Warehouses, 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
2023	356.26	0.06	0.01	361.76
2024	102.81	0.02	0.00	104.11
Total	459.07	0.08	0.01	465.87
			Amortized	15.53

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

¹³ Albert A. Webb Associates, *City of Perris Scoping Form for Land Use Projects, SWC Rider-Redlands Warehouse (Chartwell) DPR 21-00003*, December 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 465.87 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 energy used for parking lot lighting, the parking lot lighting energy intensity rate was conservatively applied to the approximate 6.31 acres that comprise the Project site’s concrete parking lot and landscaped areas and 0.23 acres of asphalt and non-asphalt offsite improvements.

The GHG emissions from electricity usage from the future electric vehicle (EV) charging stations serving the Project site’s designated five EV charging spaces were estimated outside CalEEMod. Emissions were estimated using data from SCAQMD for EV charging station usage and the CalEEMod default Southern California Edison (SCE) carbon intensity data. 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-kilowatt (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 kilowatt-hours (kWh) of electricity per day. The following table summarizes the GHG emissions estimates reported by CalEEMod for the Project based on the assumptions described above.

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	65.89	0.01	0.00	212.63
Natural Gas	14.25	0.00	0.00	14.33
Total	80.14	0.01	0.00	226.96

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.

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, *Board Meeting Agenda No. 27, May 7, 2021, Attachment I, Final Staff Report, Proposed Rule 2305 – Warehouse Indirect Source Rule - Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program and Proposed Rule 316 – Fees for Rule 2305*. (Available at <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>, accessed April 2022).

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 *City of Perris Scoping Form for Land Use Projects; SWC Rider-Redlands Warehouse (Chartwell) DPR 21-00003*. Trip length data was based on CalEEMod defaults for passenger cars. The trip length of 40 miles for Project trucks is recommended by the City and based on SCAQMD's *Final Staff Report for proposed Rule 2305 and Rule 316*. **Table 9** shows the mobile source emissions from the Project.

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 estimated using rates obtained from the *2015 Water Facilities Master Plan Update* from Eastern Municipal Water District.¹⁹ The percentage of indoor versus outdoor water demand was estimated using the CalEEMod defaults for Office Park, a proxy for warehouse uses. **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 1,423.38 MTCO₂E/yr which includes construction-related emissions amortized over a typical project life of 30 years.

¹⁸ CalRecycle, *California's 2019 Per Capita Disposal Rate Estimate*, webpage. Available at: <https://www.calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/mostrecent> **Error! Hyperlink reference not valid.**, accessed January 31, 2022.

¹⁹ Eastern Municipal Water District, *2015 Water Facilities Master Plan Update*. Available at https://www.emwd.org/sites/main/files/file-attachments/water_master_plan_supplement_2015_wfmp_planning_and_sizing_criteria_chapter_5.pdf?1556037909, accessed on February 15, 2022.

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	--	--	--	15.53
Area	0.00	0.00	0.00	0.00
Energy	80.14	0.01	0.00	226.96
Mobile	1,157.02	0.03	0.13	1,196.08
Solid Waste	15.97	0.94	0.00	39.56
Water	2.99	0.03	0.00	3.81
Total	1,256.12	1.01	0.13	1,481.94

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 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.

CALEEMOD OUTPUT FILES

Chartwell Warehouse at Rider Street and Redlands 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

Chartwell Warehouse at Rider Street and Redlands 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	132.82	1000sqft	2.98	132,818.00	0
Other Asphalt Surfaces	0.56	Acre	0.56	24,393.60	0
Other Non-Asphalt Surfaces	3.60	Acre	3.60	156,816.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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 Site Plan
- Construction Phase - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Trips and VMT - Two (2) daily water truck trips added to grading and paving activities per Rule 403
- Grading - Import 6,500 cubic yards
- Architectural Coating - Per Rule 1113

Chartwell Warehouse at Rider Street and Redlands 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

Vehicle Trips - Trips per TIA; Truck trip length of 40 miles per SCAQMD

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

Water And Wastewater - Per EMWD Master Plan

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Fleet Mix - Per TIA

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	20.00	30.00
tblConstructionPhase	NumDays	230.00	170.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.22
tblFleetMix	LDA	0.54	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	4.2000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1100e-004	5.0000e-004
tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	3.0900e-004	3.0000e-004
tblGrading	AcresOfGrading	40.00	20.00
tblGrading	MaterialImported	0.00	6,500.00

Chartwell Warehouse at Rider Street and Redlands 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

tblLandUse	LandUseSquareFeet	132,820.00	132,818.00
tblLandUse	LotAcreage	3.05	2.98
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	813.00	812.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.20
tblVehicleTrips	CW_TTP	59.00	64.80
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	1.71
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	WD_TR	1.74	1.71
tblWater	IndoorWaterUseRate	30,714,625.00	779,151.00
tblWater	OutdoorWaterUseRate	0.00	477,544.00

2.0 Emissions Summary

Chartwell Warehouse at Rider Street and Redlands 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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.6545	30.3797	22.8256	0.0693	8.0483	1.1502	9.1985	3.6828	1.0600	4.7428	0.0000	6,941.1377	6,941.1377	1.4429	0.3851	7,091.9695
2024	25.1994	22.8775	33.3355	0.0691	2.1950	0.9952	3.1902	0.5898	0.9353	1.5251	0.0000	6,781.6499	6,781.6499	1.0865	0.1788	6,862.1052
Maximum	25.1994	30.3797	33.3355	0.0693	8.0483	1.1502	9.1985	3.6828	1.0600	4.7428	0.0000	6,941.1377	6,941.1377	1.4429	0.3851	7,091.9695

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.6545	30.3797	22.8256	0.0693	3.7028	1.1502	4.8530	1.5899	1.0600	2.6499	0.0000	6,941.1377	6,941.1377	1.4429	0.3851	7,091.9695
2024	25.1994	22.8775	33.3355	0.0691	2.1950	0.9952	3.1902	0.5898	0.9353	1.5251	0.0000	6,781.6498	6,781.6498	1.0865	0.1788	6,862.1052
Maximum	25.1994	30.3797	33.3355	0.0693	3.7028	1.1502	4.8530	1.5899	1.0600	2.6499	0.0000	6,941.1377	6,941.1377	1.4429	0.3851	7,091.9695

Chartwell Warehouse at Rider Street and Redlands 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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	1.0320	8.4212	13.5208	0.0686	4.5649	0.1053	4.6702	1.2413	0.1004	1.3417		7,178.3937	7,178.3937	0.1814	0.7756	7,414.0519
Total	4.0863	8.4930	13.5950	0.0691	4.5649	0.1108	4.6757	1.2413	0.1059	1.3472		7,264.4717	7,264.4717	0.1831	0.7772	7,500.6433

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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	1.0320	8.4212	13.5208	0.0686	4.5649	0.1053	4.6702	1.2413	0.1004	1.3417		7,178.3937	7,178.3937	0.1814	0.7756	7,414.0519
Total	4.0863	8.4930	13.5950	0.0691	4.5649	0.1108	4.6757	1.2413	0.1059	1.3472		7,264.4717	7,264.4717	0.1831	0.7772	7,500.6433

Chartwell Warehouse at Rider Street and Redlands 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	Grading	Grading	6/1/2023	6/28/2023	5	20	
2	Building Construction	Building Construction	6/29/2023	2/21/2024	5	170	
3	Architectural Coating	Architectural Coating	1/11/2024	2/21/2024	5	30	
4	Paving	Paving	1/25/2024	2/21/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.16

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 199,227; Non-Residential Outdoor: 66,409; Striped Parking Area: 10,873 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	1	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20

Chartwell Warehouse at Rider Street and Redlands 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	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	7	18.00	2.00	812.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	132.00	51.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Chartwell Warehouse at Rider Street and Redlands 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 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1237	0.0000	7.1237	3.4310	0.0000	3.4310			0.0000			0.0000
Off-Road	2.4977	26.2193	20.8877	0.0449		1.0997	1.0997		1.0117	1.0117		4,342.8198	4,342.8198	1.4046		4,377.9337
Total	2.4977	26.2193	20.8877	0.0449	7.1237	1.0997	8.2235	3.4310	1.0117	4.4427		4,342.8198	4,342.8198	1.4046		4,377.9337

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0889	4.0545	1.1149	0.0223	0.7106	0.0489	0.7595	0.1948	0.0468	0.2416		2,382.3905	2,382.3905	0.0338	0.3754	2,495.1054
Vendor	2.2500e-003	0.0653	0.0269	3.5000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.4000e-004	4.2300e-003		37.0542	37.0542	3.8000e-004	5.4800e-003	38.6954
Worker	0.0657	0.0406	0.6586	1.7700e-003	0.2012	9.4000e-004	0.2021	0.0534	8.7000e-004	0.0542		178.8733	178.8733	4.1400e-003	4.2200e-003	180.2350
Total	0.1568	4.1604	1.8004	0.0244	0.9246	0.0505	0.9750	0.2519	0.0482	0.3001		2,598.3179	2,598.3179	0.0383	0.3851	2,714.0358

Chartwell Warehouse at Rider Street and Redlands 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 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7783	0.0000	2.7783	1.3381	0.0000	1.3381			0.0000			0.0000
Off-Road	2.4977	26.2193	20.8877	0.0449		1.0997	1.0997		1.0117	1.0117	0.0000	4,342.8198	4,342.8198	1.4046		4,377.9337
Total	2.4977	26.2193	20.8877	0.0449	2.7783	1.0997	3.8780	1.3381	1.0117	2.3498	0.0000	4,342.8198	4,342.8198	1.4046		4,377.9337

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0889	4.0545	1.1149	0.0223	0.7106	0.0489	0.7595	0.1948	0.0468	0.2416		2,382.3905	2,382.3905	0.0338	0.3754	2,495.1054
Vendor	2.2500e-003	0.0653	0.0269	3.5000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.4000e-004	4.2300e-003		37.0542	37.0542	3.8000e-004	5.4800e-003	38.6954
Worker	0.0657	0.0406	0.6586	1.7700e-003	0.2012	9.4000e-004	0.2021	0.0534	8.7000e-004	0.0542		178.8733	178.8733	4.1400e-003	4.2200e-003	180.2350
Total	0.1568	4.1604	1.8004	0.0244	0.9246	0.0505	0.9750	0.2519	0.0482	0.3001		2,598.3179	2,598.3179	0.0383	0.3851	2,714.0358

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0575	1.6662	0.6861	8.9100e-003	0.3267	0.0145	0.3412	0.0941	0.0139	0.1079		944.8821	944.8821	9.6300e-003	0.1396	986.7313
Worker	0.4820	0.2978	4.8295	0.0130	1.4755	6.9000e-003	1.4824	0.3913	6.3500e-003	0.3977		1,311.7372	1,311.7372	0.0303	0.0310	1,321.7236
Total	0.5395	1.9640	5.5156	0.0219	1.8021	0.0214	1.8235	0.4854	0.0202	0.5056		2,256.6194	2,256.6194	0.0400	0.1706	2,308.4549

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.1535	2,738.1535	0.6670		2,754.8288
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.1535	2,738.1535	0.6670		2,754.8288

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0575	1.6662	0.6861	8.9100e-003	0.3267	0.0145	0.3412	0.0941	0.0139	0.1079		944.8821	944.8821	9.6300e-003	0.1396	986.7313
Worker	0.4820	0.2978	4.8295	0.0130	1.4755	6.9000e-003	1.4824	0.3913	6.3500e-003	0.3977		1,311.7372	1,311.7372	0.0303	0.0310	1,321.7236
Total	0.5395	1.9640	5.5156	0.0219	1.8021	0.0214	1.8235	0.4854	0.0202	0.5056		2,256.6194	2,256.6194	0.0400	0.1706	2,308.4549

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.7124	2,738.7124	0.6635		2,755.3009
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.7124	2,738.7124	0.6635		2,755.3009

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0566	1.6663	0.6782	8.7700e-003	0.3267	0.0144	0.3411	0.0941	0.0138	0.1078		930.3195	930.3195	9.9700e-003	0.1373	971.4742
Worker	0.4492	0.2653	4.5145	0.0126	1.4755	6.5800e-003	1.4820	0.3913	6.0600e-003	0.3974		1,269.9810	1,269.9810	0.0275	0.0288	1,279.2412
Total	0.5057	1.9316	5.1927	0.0213	1.8021	0.0210	1.8231	0.4854	0.0199	0.5052		2,200.3004	2,200.3004	0.0374	0.1660	2,250.7153

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.7123	2,738.7123	0.6635		2,755.3009
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.7123	2,738.7123	0.6635		2,755.3009

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0566	1.6663	0.6782	8.7700e-003	0.3267	0.0144	0.3411	0.0941	0.0138	0.1078		930.3195	930.3195	9.9700e-003	0.1373	971.4742
Worker	0.4492	0.2653	4.5145	0.0126	1.4755	6.5800e-003	1.4820	0.3913	6.0600e-003	0.3974		1,269.9810	1,269.9810	0.0275	0.0288	1,279.2412
Total	0.5057	1.9316	5.1927	0.0213	1.8021	0.0210	1.8231	0.4854	0.0199	0.5052		2,200.3004	2,200.3004	0.0374	0.1660	2,250.7153

Chartwell Warehouse at Rider Street and Redlands 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 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	22.2003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923
Total	22.4413	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0885	0.0523	0.8892	2.4700e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		250.1478	250.1478	5.4100e-003	5.6700e-003	251.9718
Total	0.0885	0.0523	0.8892	2.4700e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		250.1478	250.1478	5.4100e-003	5.6700e-003	251.9718

Chartwell Warehouse at Rider Street and Redlands 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 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	22.2003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812	0.0000	375.2641	375.2641	0.0211		375.7923
Total	22.4413	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812	0.0000	375.2641	375.2641	0.0211		375.7923

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0885	0.0523	0.8892	2.4700e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		250.1478	250.1478	5.4100e-003	5.6700e-003	251.9718
Total	0.0885	0.0523	0.8892	2.4700e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		250.1478	250.1478	5.4100e-003	5.6700e-003	251.9718

Chartwell Warehouse at Rider Street and Redlands 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 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.0734					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5674	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2200e-003	0.0654	0.0266	3.4000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.4000e-004	4.2300e-003		36.4831	36.4831	3.9000e-004	5.3800e-003	38.0970
Worker	0.0272	0.0161	0.2736	7.6000e-004	0.0894	4.0000e-004	0.0898	0.0237	3.7000e-004	0.0241		76.9685	76.9685	1.6600e-003	1.7400e-003	77.5298
Total	0.0294	0.0814	0.3002	1.1000e-003	0.1022	9.7000e-004	0.1032	0.0274	9.1000e-004	0.0283		113.4517	113.4517	2.0500e-003	7.1200e-003	115.6268

Chartwell Warehouse at Rider Street and Redlands 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 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.0734					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5674	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2200e-003	0.0654	0.0266	3.4000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.4000e-004	4.2300e-003		36.4831	36.4831	3.9000e-004	5.3800e-003	38.0970
Worker	0.0272	0.0161	0.2736	7.6000e-004	0.0894	4.0000e-004	0.0898	0.0237	3.7000e-004	0.0241		76.9685	76.9685	1.6600e-003	1.7400e-003	77.5298
Total	0.0294	0.0814	0.3002	1.1000e-003	0.1022	9.7000e-004	0.1032	0.0274	9.1000e-004	0.0283		113.4517	113.4517	2.0500e-003	7.1200e-003	115.6268

Chartwell Warehouse at Rider Street and Redlands 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0320	8.4212	13.5208	0.0686	4.5649	0.1053	4.6702	1.2413	0.1004	1.3417		7,178.3937	7,178.3937	0.1814	0.7756	7,414.0519
Unmitigated	1.0320	8.4212	13.5208	0.0686	4.5649	0.1053	4.6702	1.2413	0.1004	1.3417		7,178.3937	7,178.3937	0.1814	0.7756	7,414.0519

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	227.12	227.12	227.12	2,053,320	2,053,320
Total	227.12	227.12	227.12	2,053,320	2,053,320

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	40.00	64.80	0.00	35.20	100	0	0

Chartwell Warehouse at Rider Street and Redlands 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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Unrefrigerated Warehouse-No Rail	0.436200	0.045600	0.140500	0.000000	0.000000	0.057300	0.074900	0.220300	0.000500	0.000300	0.019300	0.000900	0.004200

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	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
NaturalGas Unmitigated	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

Chartwell Warehouse at Rider Street and Redlands 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	731.409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

Chartwell Warehouse at Rider Street and Redlands 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 Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	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	0.731409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

6.0 Area Detail

6.1 Mitigation Measures Area

Chartwell Warehouse at Rider Street and Redlands 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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Unmitigated	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

Chartwell Warehouse at Rider Street and Redlands 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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

7.0 Water Detail

7.1 Mitigation Measures Water

Chartwell Warehouse at Rider Street and Redlands 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

Chartwell Warehouse at Rider Street and Redlands 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

Chartwell Warehouse at Rider Street and Redlands 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	132.82	1000sqft	2.98	132,818.00	0
Other Asphalt Surfaces	0.56	Acre	0.56	24,393.60	0
Other Non-Asphalt Surfaces	3.60	Acre	3.60	156,816.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 Site Plan
- Construction Phase - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Trips and VMT - Two (2) daily water truck trips added to grading and paving activities per Rule 403
- Grading - Import 6,500 cubic yards
- Architectural Coating - Per Rule 1113

Chartwell Warehouse at Rider Street and Redlands 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

Vehicle Trips - Trips per TIA; Truck trip length of 40 miles per SCAQMD

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

Water And Wastewater - Per EMWD Master Plan

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Fleet Mix - Per TIA

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	20.00	30.00
tblConstructionPhase	NumDays	230.00	170.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.22
tblFleetMix	LDA	0.54	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	4.2000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1100e-004	5.0000e-004
tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	3.0900e-004	3.0000e-004
tblGrading	AcresOfGrading	40.00	20.00
tblGrading	MaterialImported	0.00	6,500.00

Chartwell Warehouse at Rider Street and Redlands 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

tblLandUse	LandUseSquareFeet	132,820.00	132,818.00
tblLandUse	LotAcreage	3.05	2.98
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	813.00	812.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.20
tblVehicleTrips	CW_TTP	59.00	64.80
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	1.71
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	WD_TR	1.74	1.71
tblWater	IndoorWaterUseRate	30,714,625.00	779,151.00
tblWater	OutdoorWaterUseRate	0.00	477,544.00

2.0 Emissions Summary

Chartwell Warehouse at Rider Street and Redlands 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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.6430	30.6268	22.5887	0.0691	8.0483	1.1502	9.1986	3.6828	1.0600	4.7428	0.0000	6,928.1585	6,928.1585	1.4425	0.3858	7,079.1916
2024	25.1612	22.9948	32.2944	0.0677	2.1950	0.9953	3.1902	0.5898	0.9353	1.5252	0.0000	6,634.3669	6,634.3669	1.0863	0.1801	6,715.2066
Maximum	25.1612	30.6268	32.2944	0.0691	8.0483	1.1502	9.1986	3.6828	1.0600	4.7428	0.0000	6,928.1585	6,928.1585	1.4425	0.3858	7,079.1916

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.6430	30.6268	22.5887	0.0691	3.7028	1.1502	4.8531	1.5899	1.0600	2.6500	0.0000	6,928.1585	6,928.1585	1.4425	0.3858	7,079.1916
2024	25.1612	22.9948	32.2944	0.0677	2.1950	0.9953	3.1902	0.5898	0.9353	1.5252	0.0000	6,634.3669	6,634.3669	1.0863	0.1801	6,715.2066
Maximum	25.1612	30.6268	32.2944	0.0691	3.7028	1.1502	4.8531	1.5899	1.0600	2.6500	0.0000	6,928.1585	6,928.1585	1.4425	0.3858	7,079.1916

Chartwell Warehouse at Rider Street and Redlands 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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	0.9463	8.9089	11.9502	0.0666	4.5649	0.1054	4.6703	1.2413	0.1005	1.3418		6,971.973 1	6,971.973 1	0.1803	0.7791	7,208.643 5
Total	4.0006	8.9808	12.0243	0.0670	4.5649	0.1109	4.6758	1.2413	0.1060	1.3473		7,058.051 1	7,058.051 1	0.1821	0.7807	7,295.234 9

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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	0.9463	8.9089	11.9502	0.0666	4.5649	0.1054	4.6703	1.2413	0.1005	1.3418		6,971.973 1	6,971.973 1	0.1803	0.7791	7,208.643 5
Total	4.0006	8.9808	12.0243	0.0670	4.5649	0.1109	4.6758	1.2413	0.1060	1.3473		7,058.051 1	7,058.051 1	0.1821	0.7807	7,295.234 9

Chartwell Warehouse at Rider Street and Redlands 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	Grading	Grading	6/1/2023	6/28/2023	5	20	
2	Building Construction	Building Construction	6/29/2023	2/21/2024	5	170	
3	Architectural Coating	Architectural Coating	1/11/2024	2/21/2024	5	30	
4	Paving	Paving	1/25/2024	2/21/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.16

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 199,227; Non-Residential Outdoor: 66,409; Striped Parking Area: 10,873 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	1	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20

Chartwell Warehouse at Rider Street and Redlands 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	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	7	18.00	2.00	812.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	132.00	51.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Chartwell Warehouse at Rider Street and Redlands 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 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1237	0.0000	7.1237	3.4310	0.0000	3.4310			0.0000			0.0000
Off-Road	2.4977	26.2193	20.8877	0.0449		1.0997	1.0997		1.0117	1.0117		4,342.8198	4,342.8198	1.4046		4,377.9337
Total	2.4977	26.2193	20.8877	0.0449	7.1237	1.0997	8.2235	3.4310	1.0117	4.4427		4,342.8198	4,342.8198	1.4046		4,377.9337

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0817	4.2961	1.1384	0.0223	0.7106	0.0490	0.7596	0.1948	0.0469	0.2417		2,386.1163	2,386.1163	0.0335	0.3760	2,498.9982
Vendor	2.0900e-003	0.0693	0.0278	3.5000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.5000e-004	4.2300e-003		37.1462	37.1462	3.7000e-004	5.4900e-003	38.7926
Worker	0.0616	0.0421	0.5348	1.6000e-003	0.2012	9.4000e-004	0.2021	0.0534	8.7000e-004	0.0542		162.0762	162.0762	4.1200e-003	4.3200e-003	163.4672
Total	0.1454	4.4075	1.7010	0.0243	0.9246	0.0505	0.9751	0.2519	0.0483	0.3001		2,585.3387	2,585.3387	0.0379	0.3858	2,701.2579

Chartwell Warehouse at Rider Street and Redlands 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 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7783	0.0000	2.7783	1.3381	0.0000	1.3381			0.0000			0.0000
Off-Road	2.4977	26.2193	20.8877	0.0449		1.0997	1.0997		1.0117	1.0117	0.0000	4,342.819 8	4,342.819 8	1.4046		4,377.933 7
Total	2.4977	26.2193	20.8877	0.0449	2.7783	1.0997	3.8780	1.3381	1.0117	2.3498	0.0000	4,342.819 8	4,342.819 8	1.4046		4,377.933 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0817	4.2961	1.1384	0.0223	0.7106	0.0490	0.7596	0.1948	0.0469	0.2417		2,386.116 3	2,386.116 3	0.0335	0.3760	2,498.998 2
Vendor	2.0900e-003	0.0693	0.0278	3.5000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.5000e-004	4.2300e-003		37.1462	37.1462	3.7000e-004	5.4900e-003	38.7926
Worker	0.0616	0.0421	0.5348	1.6000e-003	0.2012	9.4000e-004	0.2021	0.0534	8.7000e-004	0.0542		162.0762	162.0762	4.1200e-003	4.3200e-003	163.4672
Total	0.1454	4.4075	1.7010	0.0243	0.9246	0.0505	0.9751	0.2519	0.0483	0.3001		2,585.338 7	2,585.338 7	0.0379	0.3858	2,701.257 9

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0532	1.7670	0.7092	8.9300e-003	0.3267	0.0146	0.3412	0.0941	0.0139	0.1080		947.2271	947.2271	9.4400e-003	0.1401	989.2101
Worker	0.4517	0.3090	3.9216	0.0118	1.4755	6.9000e-003	1.4824	0.3913	6.3500e-003	0.3977		1,188.5590	1,188.5590	0.0302	0.0317	1,198.7592
Total	0.5050	2.0760	4.6308	0.0207	1.8021	0.0215	1.8236	0.4854	0.0203	0.5056		2,135.7860	2,135.7860	0.0397	0.1718	2,187.9693

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.1535	2,738.1535	0.6670		2,754.8288
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.1535	2,738.1535	0.6670		2,754.8288

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0532	1.7670	0.7092	8.9300e-003	0.3267	0.0146	0.3412	0.0941	0.0139	0.1080		947.2271	947.2271	9.4400e-003	0.1401	989.2101
Worker	0.4517	0.3090	3.9216	0.0118	1.4755	6.9000e-003	1.4824	0.3913	6.3500e-003	0.3977		1,188.5590	1,188.5590	0.0302	0.0317	1,198.7592
Total	0.5050	2.0760	4.6308	0.0207	1.8021	0.0215	1.8236	0.4854	0.0203	0.5056		2,135.7860	2,135.7860	0.0397	0.1718	2,187.9693

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.7124	2,738.7124	0.6635		2,755.3009
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.7124	2,738.7124	0.6635		2,755.3009

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0523	1.7673	0.7012	8.7900e-003	0.3267	0.0145	0.3411	0.0941	0.0138	0.1079		932.6444	932.6444	9.7800e-003	0.1377	973.9297
Worker	0.4223	0.2751	3.6676	0.0114	1.4755	6.5800e-003	1.4820	0.3913	6.0600e-003	0.3974		1,150.9431	1,150.9431	0.0274	0.0294	1,160.4010
Total	0.4746	2.0424	4.3688	0.0202	1.8021	0.0210	1.8231	0.4854	0.0199	0.5052		2,083.5875	2,083.5875	0.0372	0.1672	2,134.3307

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.7123	2,738.7123	0.6635		2,755.3009
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.7123	2,738.7123	0.6635		2,755.3009

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0523	1.7673	0.7012	8.7900e-003	0.3267	0.0145	0.3411	0.0941	0.0138	0.1079		932.6444	932.6444	9.7800e-003	0.1377	973.9297
Worker	0.4223	0.2751	3.6676	0.0114	1.4755	6.5800e-003	1.4820	0.3913	6.0600e-003	0.3974		1,150.9431	1,150.9431	0.0274	0.0294	1,160.4010
Total	0.4746	2.0424	4.3688	0.0202	1.8021	0.0210	1.8231	0.4854	0.0199	0.5052		2,083.5875	2,083.5875	0.0372	0.1672	2,134.3307

Chartwell Warehouse at Rider Street and Redlands 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 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	22.2003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923
Total	22.4413	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0832	0.0542	0.7224	2.2400e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		226.7009	226.7009	5.4000e-003	5.8000e-003	228.5638
Total	0.0832	0.0542	0.7224	2.2400e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		226.7009	226.7009	5.4000e-003	5.8000e-003	228.5638

Chartwell Warehouse at Rider Street and Redlands 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 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	22.2003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812	0.0000	375.2641	375.2641	0.0211		375.7923
Total	22.4413	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812	0.0000	375.2641	375.2641	0.0211		375.7923

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0832	0.0542	0.7224	2.2400e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		226.7009	226.7009	5.4000e-003	5.8000e-003	228.5638
Total	0.0832	0.0542	0.7224	2.2400e-003	0.2906	1.3000e-003	0.2919	0.0771	1.1900e-003	0.0783		226.7009	226.7009	5.4000e-003	5.8000e-003	228.5638

Chartwell Warehouse at Rider Street and Redlands 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 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.0734					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5674	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0500e-003	0.0693	0.0275	3.4000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.4000e-004	4.2300e-003		36.5743	36.5743	3.8000e-004	5.4000e-003	38.1933
Worker	0.0256	0.0167	0.2223	6.9000e-004	0.0894	4.0000e-004	0.0898	0.0237	3.7000e-004	0.0241		69.7541	69.7541	1.6600e-003	1.7800e-003	70.3273
Total	0.0276	0.0860	0.2498	1.0300e-003	0.1022	9.7000e-004	0.1032	0.0274	9.1000e-004	0.0283		106.3284	106.3284	2.0400e-003	7.1800e-003	108.5207

Chartwell Warehouse at Rider Street and Redlands 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 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.0734					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5674	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0500e-003	0.0693	0.0275	3.4000e-004	0.0128	5.7000e-004	0.0134	3.6900e-003	5.4000e-004	4.2300e-003		36.5743	36.5743	3.8000e-004	5.4000e-003	38.1933
Worker	0.0256	0.0167	0.2223	6.9000e-004	0.0894	4.0000e-004	0.0898	0.0237	3.7000e-004	0.0241		69.7541	69.7541	1.6600e-003	1.7800e-003	70.3273
Total	0.0276	0.0860	0.2498	1.0300e-003	0.1022	9.7000e-004	0.1032	0.0274	9.1000e-004	0.0283		106.3284	106.3284	2.0400e-003	7.1800e-003	108.5207

Chartwell Warehouse at Rider Street and Redlands 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

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	0.9463	8.9089	11.9502	0.0666	4.5649	0.1054	4.6703	1.2413	0.1005	1.3418		6,971.973 1	6,971.973 1	0.1803	0.7791	7,208.643 5
Unmitigated	0.9463	8.9089	11.9502	0.0666	4.5649	0.1054	4.6703	1.2413	0.1005	1.3418		6,971.973 1	6,971.973 1	0.1803	0.7791	7,208.643 5

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	227.12	227.12	227.12	2,053,320	2,053,320
Total	227.12	227.12	227.12	2,053,320	2,053,320

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	40.00	64.80	0.00	35.20	100	0	0

Chartwell Warehouse at Rider Street and Redlands 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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Unrefrigerated Warehouse-No Rail	0.436200	0.045600	0.140500	0.000000	0.000000	0.057300	0.074900	0.220300	0.000500	0.000300	0.019300	0.000900	0.004200

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	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
NaturalGas Unmitigated	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

Chartwell Warehouse at Rider Street and Redlands 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	731.409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

Chartwell Warehouse at Rider Street and Redlands 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	0.731409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

6.0 Area Detail

6.1 Mitigation Measures Area

Chartwell Warehouse at Rider Street and Redlands 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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Unmitigated	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

Chartwell Warehouse at Rider Street and Redlands 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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

7.0 Water Detail

7.1 Mitigation Measures Water

Chartwell Warehouse at Rider Street and Redlands 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

Chartwell Warehouse at Rider Street and Redlands 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

Chartwell Warehouse at Rider Street and Redlands 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	132.82	1000sqft	2.98	132,818.00	0
Other Asphalt Surfaces	0.56	Acre	0.56	24,393.60	0
Other Non-Asphalt Surfaces	3.60	Acre	3.60	156,816.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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 Site Plan
- Construction Phase - Per Applicant
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant; 8 hours per day
- Off-road Equipment - Per Applicant
- Off-road Equipment - Per Applicant
- Trips and VMT - Two (2) daily water truck trips added to grading and paving activities per Rule 403
- Grading - Import 6,500 cubic yards
- Architectural Coating - Per Rule 1113

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Vehicle Trips - Trips per TIA; Truck trip length of 40 miles per SCAQMD

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

Water And Wastewater - Per EMWD Master Plan

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Fleet Mix - Per TIA

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	20.00	30.00
tblConstructionPhase	NumDays	230.00	170.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.22
tblFleetMix	LDA	0.54	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	4.2000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1100e-004	5.0000e-004
tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	3.0900e-004	3.0000e-004
tblGrading	AcresOfGrading	40.00	20.00
tblGrading	MaterialImported	0.00	6,500.00

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tblLandUse	LandUseSquareFeet	132,820.00	132,818.00
tblLandUse	LotAcreage	3.05	2.98
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	813.00	812.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.20
tblVehicleTrips	CW_TTP	59.00	64.80
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	1.71
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	WD_TR	1.74	1.71
tblWater	IndoorWaterUseRate	30,714,625.00	779,151.00
tblWater	OutdoorWaterUseRate	0.00	477,544.00

2.0 Emissions Summary

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1688	1.4613	1.6872	3.9800e-003	0.1974	0.0623	0.2597	0.0684	0.0583	0.1267	0.0000	356.2627	356.2627	0.0554	0.0138	361.7620
2024	0.3821	0.3864	0.5372	1.1500e-003	0.0390	0.0165	0.0554	0.0105	0.0155	0.0260	0.0000	102.8128	102.8128	0.0157	3.0300e-003	104.1091
Maximum	0.3821	1.4613	1.6872	3.9800e-003	0.1974	0.0623	0.2597	0.0684	0.0583	0.1267	0.0000	356.2627	356.2627	0.0554	0.0138	361.7620

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1688	1.4613	1.6872	3.9800e-003	0.1539	0.0623	0.2162	0.0474	0.0583	0.1058	0.0000	356.2624	356.2624	0.0554	0.0138	361.7618
2024	0.3821	0.3864	0.5372	1.1500e-003	0.0390	0.0165	0.0554	0.0105	0.0155	0.0260	0.0000	102.8127	102.8127	0.0157	3.0300e-003	104.1090
Maximum	0.3821	1.4613	1.6872	3.9800e-003	0.1539	0.0623	0.2162	0.0474	0.0583	0.1058	0.0000	356.2624	356.2624	0.0554	0.0138	361.7618

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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	18.39	0.00	13.79	26.54	0.00	13.71	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2023	8-31-2023	0.7787	0.7787
2	9-1-2023	11-30-2023	0.6392	0.6392
3	12-1-2023	2-29-2024	0.9792	0.9792
		Highest	0.9792	0.9792

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	0.5559	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003
Energy	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	80.1409	80.1409	5.8300e-003	9.4000e-004	80.5655
Mobile	0.1743	1.6217	2.2435	0.0122	0.8178	0.0192	0.8369	0.2227	0.0183	0.2410	0.0000	1,157.0216	1,157.0216	0.0299	0.1286	1,196.0826
Waste						0.0000	0.0000		0.0000	0.0000	25.3434	0.0000	25.3434	1.4978	0.0000	62.7873
Water						0.0000	0.0000		0.0000	0.0000	0.2472	2.7401	2.9873	0.0256	6.3000e-004	3.8148
Total	0.7317	1.6348	2.2562	0.0123	0.8178	0.0202	0.8379	0.2227	0.0193	0.2420	25.5906	1,239.9061	1,265.4967	1.5591	0.1301	1,343.2539

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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	0.5559	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003
Energy	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	80.1409	80.1409	5.8300e-003	9.4000e-004	80.5655
Mobile	0.1743	1.6217	2.2435	0.0122	0.8178	0.0192	0.8369	0.2227	0.0183	0.2410	0.0000	1,157.0216	1,157.0216	0.0299	0.1286	1,196.0826
Waste						0.0000	0.0000		0.0000	0.0000	15.9664	0.0000	15.9664	0.9436	0.0000	39.5560
Water						0.0000	0.0000		0.0000	0.0000	0.2472	2.7401	2.9873	0.0256	6.3000e-004	3.8148
Total	0.7317	1.6348	2.2562	0.0123	0.8178	0.0202	0.8379	0.2227	0.0193	0.2420	16.2136	1,239.9061	1,256.1196	1.0049	0.1301	1,320.0226

	ROG	NOx	CO	SO2	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	36.64	0.00	0.74	35.54	0.00	1.73

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2023	6/28/2023	5	20	
2	Building Construction	Building Construction	6/29/2023	2/21/2024	5	170	
3	Architectural Coating	Architectural Coating	1/11/2024	2/21/2024	5	30	

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

4	Paving	Paving	1/25/2024	2/21/2024	5	20
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.16

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 199,227; Non-Residential Outdoor: 66,409; Striped Parking Area: 10,873 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	1	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	8.00	78	0.48
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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	7	18.00	2.00	812.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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Building Construction	9	132.00	51.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0712	0.0000	0.0712	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0250	0.2622	0.2089	4.5000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	39.3974	39.3974	0.0127	0.0000	39.7160
Total	0.0250	0.2622	0.2089	4.5000e-004	0.0712	0.0110	0.0822	0.0343	0.0101	0.0444	0.0000	39.3974	39.3974	0.0127	0.0000	39.7160

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3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.6000e-004	0.0428	0.0113	2.2000e-004	7.0000e-003	4.9000e-004	7.4900e-003	1.9200e-003	4.7000e-004	2.3900e-003	0.0000	21.6269	21.6269	3.1000e-004	3.4100e-003	22.6501
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3365	0.3365	0.0000	5.0000e-005	0.3514
Worker	5.8000e-004	4.3000e-004	5.6400e-003	2.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.3000e-004	1.0000e-005	5.3000e-004	0.0000	1.5045	1.5045	4.0000e-005	4.0000e-005	1.5174
Total	1.4600e-003	0.0439	0.0172	2.4000e-004	9.1100e-003	5.1000e-004	9.6100e-003	2.4900e-003	4.9000e-004	2.9600e-003	0.0000	23.4679	23.4679	3.5000e-004	3.5000e-003	24.5188

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0278	0.0000	0.0278	0.0134	0.0000	0.0134	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0250	0.2622	0.2089	4.5000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	39.3974	39.3974	0.0127	0.0000	39.7159
Total	0.0250	0.2622	0.2089	4.5000e-004	0.0278	0.0110	0.0388	0.0134	0.0101	0.0235	0.0000	39.3974	39.3974	0.0127	0.0000	39.7159

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3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.6000e-004	0.0428	0.0113	2.2000e-004	7.0000e-003	4.9000e-004	7.4900e-003	1.9200e-003	4.7000e-004	2.3900e-003	0.0000	21.6269	21.6269	3.1000e-004	3.4100e-003	22.6501
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3365	0.3365	0.0000	5.0000e-005	0.3514
Worker	5.8000e-004	4.3000e-004	5.6400e-003	2.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.3000e-004	1.0000e-005	5.3000e-004	0.0000	1.5045	1.5045	4.0000e-005	4.0000e-005	1.5174
Total	1.4600e-003	0.0439	0.0172	2.4000e-004	9.1100e-003	5.1000e-004	9.6100e-003	2.4900e-003	4.9000e-004	2.9600e-003	0.0000	23.4679	23.4679	3.5000e-004	3.5000e-003	24.5188

3.3 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1105	1.0189	1.1425	1.9000e-003		0.0494	0.0494		0.0464	0.0464	0.0000	163.9447	163.9447	0.0399	0.0000	164.9432
Total	0.1105	1.0189	1.1425	1.9000e-003		0.0494	0.0494		0.0464	0.0464	0.0000	163.9447	163.9447	0.0399	0.0000	164.9432

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3.3 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.6500e-003	0.1154	0.0460	5.9000e-004	0.0213	9.6000e-004	0.0222	6.1400e-003	9.2000e-004	7.0500e-003	0.0000	56.6331	56.6331	5.7000e-004	8.3700e-003	59.1429
Worker	0.0283	0.0209	0.2728	7.9000e-004	0.0958	4.6000e-004	0.0962	0.0254	4.2000e-004	0.0259	0.0000	72.8195	72.8195	1.8200e-003	1.9300e-003	73.4412
Total	0.0319	0.1364	0.3187	1.3800e-003	0.1170	1.4200e-003	0.1184	0.0316	1.3400e-003	0.0329	0.0000	129.4526	129.4526	2.3900e-003	0.0103	132.5841

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1105	1.0189	1.1425	1.9000e-003		0.0494	0.0494		0.0464	0.0464	0.0000	163.9445	163.9445	0.0399	0.0000	164.9430
Total	0.1105	1.0189	1.1425	1.9000e-003		0.0494	0.0494		0.0464	0.0464	0.0000	163.9445	163.9445	0.0399	0.0000	164.9430

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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 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.6500e-003	0.1154	0.0460	5.9000e-004	0.0213	9.6000e-004	0.0222	6.1400e-003	9.2000e-004	7.0500e-003	0.0000	56.6331	56.6331	5.7000e-004	8.3700e-003	59.1429
Worker	0.0283	0.0209	0.2728	7.9000e-004	0.0958	4.6000e-004	0.0962	0.0254	4.2000e-004	0.0259	0.0000	72.8195	72.8195	1.8200e-003	1.9300e-003	73.4412
Total	0.0319	0.1364	0.3187	1.3800e-003	0.1170	1.4200e-003	0.1184	0.0316	1.3400e-003	0.0329	0.0000	129.4526	129.4526	2.3900e-003	0.0103	132.5841

3.3 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0298	0.2741	0.3273	5.5000e-004		0.0125	0.0125		0.0117	0.0117	0.0000	47.2058	47.2058	0.0114	0.0000	47.4918
Total	0.0298	0.2741	0.3273	5.5000e-004		0.0125	0.0125		0.0117	0.0117	0.0000	47.2058	47.2058	0.0114	0.0000	47.4918

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0300e-003	0.0332	0.0131	1.7000e-004	6.1200e-003	2.7000e-004	6.4000e-003	1.7700e-003	2.6000e-004	2.0300e-003	0.0000	16.0523	16.0523	1.7000e-004	2.3700e-003	16.7628
Worker	7.5900e-003	5.3600e-003	0.0734	2.2000e-004	0.0276	1.3000e-004	0.0277	7.3200e-003	1.2000e-004	7.4400e-003	0.0000	20.2994	20.2994	4.7000e-004	5.2000e-004	20.4654
Total	8.6200e-003	0.0386	0.0865	3.9000e-004	0.0337	4.0000e-004	0.0341	9.0900e-003	3.8000e-004	9.4700e-003	0.0000	36.3518	36.3518	6.4000e-004	2.8900e-003	37.2282

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0298	0.2741	0.3273	5.5000e-004		0.0125	0.0125		0.0117	0.0117	0.0000	47.2058	47.2058	0.0114	0.0000	47.4917
Total	0.0298	0.2741	0.3273	5.5000e-004		0.0125	0.0125		0.0117	0.0117	0.0000	47.2058	47.2058	0.0114	0.0000	47.4917

Chartwell Warehouse at Rider Street and Redlands 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 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0300e-003	0.0332	0.0131	1.7000e-004	6.1200e-003	2.7000e-004	6.4000e-003	1.7700e-003	2.6000e-004	2.0300e-003	0.0000	16.0523	16.0523	1.7000e-004	2.3700e-003	16.7628
Worker	7.5900e-003	5.3600e-003	0.0734	2.2000e-004	0.0276	1.3000e-004	0.0277	7.3200e-003	1.2000e-004	7.4400e-003	0.0000	20.2994	20.2994	4.7000e-004	5.2000e-004	20.4654
Total	8.6200e-003	0.0386	0.0865	3.9000e-004	0.0337	4.0000e-004	0.0341	9.0900e-003	3.8000e-004	9.4700e-003	0.0000	36.3518	36.3518	6.4000e-004	2.8900e-003	37.2282

3.4 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3330					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6200e-003	0.0244	0.0362	6.0000e-005		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137
Total	0.3366	0.0244	0.0362	6.0000e-005		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137

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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 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	8.3000e-004	0.0114	3.0000e-005	4.2900e-003	2.0000e-005	4.3100e-003	1.1400e-003	2.0000e-005	1.1600e-003	0.0000	3.1566	3.1566	7.0000e-005	8.0000e-005	3.1824
Total	1.1800e-003	8.3000e-004	0.0114	3.0000e-005	4.2900e-003	2.0000e-005	4.3100e-003	1.1400e-003	2.0000e-005	1.1600e-003	0.0000	3.1566	3.1566	7.0000e-005	8.0000e-005	3.1824

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.3330					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6200e-003	0.0244	0.0362	6.0000e-005		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137
Total	0.3366	0.0244	0.0362	6.0000e-005		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137

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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 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	8.3000e-004	0.0114	3.0000e-005	4.2900e-003	2.0000e-005	4.3100e-003	1.1400e-003	2.0000e-005	1.1600e-003	0.0000	3.1566	3.1566	7.0000e-005	8.0000e-005	3.1824
Total	1.1800e-003	8.3000e-004	0.0114	3.0000e-005	4.2900e-003	2.0000e-005	4.3100e-003	1.1400e-003	2.0000e-005	1.1600e-003	0.0000	3.1566	3.1566	7.0000e-005	8.0000e-005	3.1824

3.5 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	7.3000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.6700e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942

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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 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3313	0.3313	0.0000	5.0000e-005	0.3460
Worker	2.4000e-004	1.7000e-004	2.3400e-003	1.0000e-005	8.8000e-004	0.0000	8.8000e-004	2.3000e-004	0.0000	2.4000e-004	0.0000	0.6475	0.6475	2.0000e-005	2.0000e-005	0.6528
Total	2.6000e-004	8.6000e-004	2.6100e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9788	0.9788	2.0000e-005	7.0000e-005	0.9988

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	7.3000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.6700e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942

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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 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	6.9000e-004	2.7000e-004	0.0000	1.3000e-004	1.0000e-005	1.3000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3313	0.3313	0.0000	5.0000e-005	0.3460
Worker	2.4000e-004	1.7000e-004	2.3400e-003	1.0000e-005	8.8000e-004	0.0000	8.8000e-004	2.3000e-004	0.0000	2.4000e-004	0.0000	0.6475	0.6475	2.0000e-005	2.0000e-005	0.6528
Total	2.6000e-004	8.6000e-004	2.6100e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9788	0.9788	2.0000e-005	7.0000e-005	0.9988

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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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	0.1743	1.6217	2.2435	0.0122	0.8178	0.0192	0.8369	0.2227	0.0183	0.2410	0.0000	1,157.0216	1,157.0216	0.0299	0.1286	1,196.0826
Unmitigated	0.1743	1.6217	2.2435	0.0122	0.8178	0.0192	0.8369	0.2227	0.0183	0.2410	0.0000	1,157.0216	1,157.0216	0.0299	0.1286	1,196.0826

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	227.12	227.12	227.12	2,053,320	2,053,320
Total	227.12	227.12	227.12	2,053,320	2,053,320

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	40.00	64.80	0.00	35.20	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	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

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

Unrefrigerated Warehouse-No Rail	0.436200	0.045600	0.140500	0.000000	0.000000	0.057300	0.074900	0.220300	0.000500	0.000300	0.019300	0.000900	0.004200
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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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.8947	65.8947	5.5600e-003	6.7000e-004	66.2347
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.8947	65.8947	5.5600e-003	6.7000e-004	66.2347
NaturalGas Mitigated	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2462	14.2462	2.7000e-004	2.6000e-004	14.3309
NaturalGas Unmitigated	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2462	14.2462	2.7000e-004	2.6000e-004	14.3309

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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

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	266964	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2462	14.2462	2.7000e-004	2.6000e-004	14.3309
Total		1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2462	14.2462	2.7000e-004	2.6000e-004	14.3309

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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	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	266964	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2462	14.2462	2.7000e-004	2.6000e-004	14.3309
Total		1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2462	14.2462	2.7000e-004	2.6000e-004	14.3309

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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	8537.76	1.5141	1.3000e-004	2.0000e-005	1.5219
Other Non-Asphalt Surfaces	54885.6	9.7337	8.2000e-004	1.0000e-004	9.7839
Unrefrigerated Warehouse-No Rail	308138	54.6469	4.6100e-003	5.6000e-004	54.9288
Total		65.8947	5.5600e-003	6.8000e-004	66.2346

Chartwell Warehouse at Rider Street and Redlands 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	8537.76	1.5141	1.3000e-004	2.0000e-005	1.5219
Other Non-Asphalt Surfaces	54885.6	9.7337	8.2000e-004	1.0000e-004	9.7839
Unrefrigerated Warehouse-No Rail	308138	54.6469	4.6100e-003	5.6000e-004	54.9288
Total		65.8947	5.5600e-003	6.8000e-004	66.2346

6.0 Area Detail

6.1 Mitigation Measures Area

Chartwell Warehouse at Rider Street and Redlands 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	0.5559	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003
Unmitigated	0.5559	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-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	0.0641					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4917					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.6000e-004	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003
Total	0.5559	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003

Chartwell Warehouse at Rider Street and Redlands 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	0.0641					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4917					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.6000e-004	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003
Total	0.5559	2.0000e-005	1.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4000e-003	3.4000e-003	1.0000e-005	0.0000	3.6200e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Chartwell Warehouse at Rider Street and Redlands 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	2.9873	0.0256	6.3000e-004	3.8148
Unmitigated	2.9873	0.0256	6.3000e-004	3.8148

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	0.779151 / 0.477544	2.9873	0.0256	6.3000e-004	3.8148
Total		2.9873	0.0256	6.3000e-004	3.8148

Chartwell Warehouse at Rider Street and Redlands 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	0.779151 / 0.477544	2.9873	0.0256	6.3000e-004	3.8148
Total		2.9873	0.0256	6.3000e-004	3.8148

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Chartwell Warehouse at Rider Street and Redlands 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	15.9664	0.9436	0.0000	39.5560
Unmitigated	25.3434	1.4978	0.0000	62.7873

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	124.85	25.3434	1.4978	0.0000	62.7873
Total		25.3434	1.4978	0.0000	62.7873

Chartwell Warehouse at Rider Street and Redlands 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	78.6555	15.9664	0.9436	0.0000	39.5560
Total		15.9664	0.9436	0.0000	39.5560

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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Chartwell Warehouse at Rider Street and Redlands 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

11.0 Vegetation

**CalEEMod Outputs for Operational LST
and
Particulate Matter Idling Calculations**

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

**Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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	132.82	1000sqft	2.98	132,818.00	0
Other Asphalt Surfaces	0.56	Acre	0.56	24,393.60	0
Other Non-Asphalt Surfaces	3.60	Acre	3.60	156,816.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 Site Plan
 Construction Phase - Construction not modeled
 Off-road Equipment - Per Applicant; 8 hours per day
 Off-road Equipment - Construction no modeled
 Trips and VMT - Construction not modeled
 Grading - Construction not modeled
 Architectural Coating - Per Rule 1113
 Vehicle Trips - Trips per TIA
 Energy Use - Added 0.35 to Lighting Energy Intensity to account for parking lot lighting
 Water And Wastewater - Per EMWD Master Plan
 Construction Off-road Equipment Mitigation - Per Rule 403
 Waste Mitigation - 2019 Statewide Average
 Fleet Mix - Per TIA

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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	0.63
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.16
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	0.00
tblFleetMix	MHD	0.01	0.21
tblFleetMix	OBUS	6.1100e-004	0.00
tblFleetMix	SBUS	1.0970e-003	0.00
tblFleetMix	UBUS	3.0900e-004	0.00
tblGrading	AcresOfGrading	0.00	20.00
tblLandUse	LandUseSquareFeet	132,820.00	132,818.00
tblLandUse	LotAcreage	3.05	2.98
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	CNW_TL	6.90	0.20
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	30,714,625.00	779,151.00
tblWater	OutdoorWaterUseRate	0.00	477,544.00

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	0.0755	1.1130	0.9778	1.7700e-003	0.0142	1.0500e-003	0.0153	4.0100e-003	1.0100e-003	5.0100e-003		187.5478	187.5478	4.3500e-003	0.0296	196.4822
Total	3.1298	1.1848	1.0520	2.2000e-003	0.0142	6.5500e-003	0.0208	4.0100e-003	6.5100e-003	0.0105		273.6259	273.6259	6.0800e-003	0.0312	283.0736

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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	0.0755	1.1130	0.9778	1.7700e-003	0.0142	1.0500e-003	0.0153	4.0100e-003	1.0100e-003	5.0100e-003		187.5478	187.5478	4.3500e-003	0.0296	196.4822
Total	3.1298	1.1848	1.0520	2.2000e-003	0.0142	6.5500e-003	0.0208	4.0100e-003	6.5100e-003	0.0105		273.6259	273.6259	6.0800e-003	0.0312	283.0736

	ROG	NOx	CO	SO2	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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2023	5/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.16

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Scrapers	0	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

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

3.1 Mitigation Measures Construction

Water Exposed Area

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

3.2 Grading - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0755	1.1130	0.9778	1.7700e-003	0.0142	1.0500e-003	0.0153	4.0100e-003	1.0100e-003	5.0100e-003			187.5478	187.5478	4.3500e-003	0.0296	196.4822
Unmitigated	0.0755	1.1130	0.9778	1.7700e-003	0.0142	1.0500e-003	0.0153	4.0100e-003	1.0100e-003	5.0100e-003			187.5478	187.5478	4.3500e-003	0.0296	196.4822

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	79.69	79.69	79.69	5,773	5,773
Total	79.69	79.69	79.69	5,773	5,773

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	0.20	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	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Unrefrigerated Warehouse-No Rail	0.000000	0.000000	0.000000	0.000000	0.000000	0.162500	0.212500	0.625000	0.000000	0.000000	0.000000	0.000000	0.000000

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
NaturalGas Unmitigated	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	731.409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	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	0.731409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Unmitigated	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

7.0 Water Detail

7.1 Mitigation Measures Water

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

**Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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	132.82	1000sqft	2.98	132,818.00	0
Other Asphalt Surfaces	0.56	Acre	0.56	24,393.60	0
Other Non-Asphalt Surfaces	3.60	Acre	3.60	156,816.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 Site Plan
 Construction Phase - Construction not modeled
 Off-road Equipment - Per Applicant; 8 hours per day
 Off-road Equipment - Construction no modeled
 Trips and VMT - Construction not modeled
 Grading - Construction not modeled
 Architectural Coating - Per Rule 1113
 Vehicle Trips - Trips per TIA
 Energy Use - Added 0.35 to Lighting Energy Intensity to account for parking lot lighting
 Water And Wastewater - Per EMWD Master Plan
 Construction Off-road Equipment Mitigation - Per Rule 403
 Waste Mitigation - 2019 Statewide Average
 Fleet Mix - Per TIA

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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	0.63
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.16
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	0.00
tblFleetMix	MHD	0.01	0.21
tblFleetMix	OBUS	6.1100e-004	0.00
tblFleetMix	SBUS	1.0970e-003	0.00
tblFleetMix	UBUS	3.0900e-004	0.00
tblGrading	AcresOfGrading	0.00	20.00
tblLandUse	LandUseSquareFeet	132,820.00	132,818.00
tblLandUse	LotAcreage	3.05	2.98
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	CNW_TL	6.90	0.20
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	30,714,625.00	779,151.00
tblWater	OutdoorWaterUseRate	0.00	477,544.00

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	0.0667	1.2030	1.0139	1.8100e-003	0.0142	1.1400e-003	0.0154	4.0100e-003	1.0900e-003	5.1000e-003		192.0733	192.0733	3.9600e-003	0.0303	201.2149
Total	3.1210	1.2748	1.0881	2.2400e-003	0.0142	6.6400e-003	0.0209	4.0100e-003	6.5900e-003	0.0106		278.1513	278.1513	5.6900e-003	0.0319	287.8062

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	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Energy	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Mobile	0.0667	1.2030	1.0139	1.8100e-003	0.0142	1.1400e-003	0.0154	4.0100e-003	1.0900e-003	5.1000e-003		192.0733	192.0733	3.9600e-003	0.0303	201.2149
Total	3.1210	1.2748	1.0881	2.2400e-003	0.0142	6.6400e-003	0.0209	4.0100e-003	6.5900e-003	0.0106		278.1513	278.1513	5.6900e-003	0.0319	287.8062

	ROG	NOx	CO	SO2	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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2023	5/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.16

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Scrapers	0	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

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

3.1 Mitigation Measures Construction

Water Exposed Area

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

3.2 Grading - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

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

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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	0.0667	1.2030	1.0139	1.8100e-003	0.0142	1.1400e-003	0.0154	4.0100e-003	1.0900e-003	5.1000e-003	192.0733	192.0733	192.0733	3.9600e-003	0.0303	201.2149
Unmitigated	0.0667	1.2030	1.0139	1.8100e-003	0.0142	1.1400e-003	0.0154	4.0100e-003	1.0900e-003	5.1000e-003	192.0733	192.0733	192.0733	3.9600e-003	0.0303	201.2149

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	79.69	79.69	79.69	5,773	5,773
Total	79.69	79.69	79.69	5,773	5,773

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	0.20	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	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Other Non-Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Unrefrigerated Warehouse-No Rail	0.000000	0.000000	0.000000	0.000000	0.000000	0.162500	0.212500	0.625000	0.000000	0.000000	0.000000	0.000000	0.000000

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
NaturalGas Unmitigated	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	731.409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	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	0.731409	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594
Total		7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003		86.0481	86.0481	1.6500e-003	1.5800e-003	86.5594

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Unmitigated	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

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	0.3511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.6940					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2900e-003	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319
Total	3.0464	1.3000e-004	0.0140	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0300	0.0300	8.0000e-005		0.0319

Chartwell Warehouse at Rider Street and Redlands Avenue_Operational 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

7.0 Water Detail

7.1 Mitigation Measures Water

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

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	0.027285943	15	13	0.0886793	0.000195505
PM-2.5	0.026105566	15	13	0.0848431	0.000187048
MHDT					
PM-10	0.004589655	15	17	0.019506	4.30037E-05
PM-2.5	0.004391108	15	17	0.0186622	4.11433E-05
HHDT					
PM-10	0.024010896	15	50	0.3001362	0.000661691
PM-2.5	0.022972196	15	50	0.2871524	0.000633066
PM-10 Sub-Total					0.0009002
PM-2.5 Sub-Total					0.000861257
CalEEMod Total					
PM-10 Total					0.0209
PM-2.5 Total					0.0106
Operation LST Total					
PM-10 Total					0.02
PM-2.5 Total					0.01

* Annual idling emission factors from EMFAC2017 for 2024 in Riverside County

** City of Perris Scoping Form for Land Use Projects; SWC Rider-Redlands Warehouse (Chartwell) DPR 21-00003 , December 2021

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

Chartwell Warehouse at Rider Street and Redlands Avenue

EV Charging Station Electricity Consumption

	KWh per Day*	Proposed Charging Stations	Annual Project Total KWh	Annual Project Total MWh
EV Charging Stations	450	5	821,250	821.25
Total			821,250	821.25

* 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	322,751.25	
Total			146.40

Per CalEEMod 2021 User's Guide, Appendix D