



Technical Memorandum

To: Paul Loubet, First Industrial Realty Trust

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

Date: September 28, 2022

Re: Air Quality/Greenhouse Gas Analysis for the First Industrial Logistics at Wilson Avenue Project (DPR No. 22-00017), 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 192,623-square-foot, non-refrigerated warehouse building that includes 8,000 square feet of office and 4,000 square feet of mezzanine space, on an approximately 9.48 net-acre site along the west side of Wilson Avenue, south of Rider Street, in the City of Perris, California. The Project site is located within the Perris Valley Commerce Center Specific Plan planning area of the City of Perris, adopted in 2012. The Project's potable and recycled water lines will connect to pipelines in Wilson Avenue that are currently being constructed by two other approved projects. The Project's sewer lines will connect to existing pipelines within Wilson Avenue. 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 Wilson Avenue, which is immediately northeast of the Project site. The Project will include the construction of a sidewalk and parkway along the Project's frontage along Wilson Avenue. The total off-site disturbance is approximately 0.20 acre.

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 (9.68 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 eight and half months, beginning no sooner than July 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 no sooner than July 2023 with grading and end with architectural coatings (painting):

Construction Activity	Start Date	End Date	Total Working Days
Grading	July 1, 2023	July 28, 2023	20 Days
Building Construction	July 29, 2023	March 15, 2024	165 Days
Paving	February 19, 2024	March 15, 2024	20 Days
Architectural Coatings	February 19, 2024	March 15, 2024	20 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
	Tractors/Loaders/Backhoes	3
Building Construction	Crane	1
	Forklifts	3
	Generator Set	1
	Tractor/Loader/Backhoe	3
	Welder	1
Paving	Cement and Mortar Mixers	2
	Paver	1
	Paver Equipment	1
	Rollers	1
Architectural Coatings	Air Compressors	1

- To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project utilized the mitigation option of watering the Project site three times daily which achieves a control efficiency of 61 percent for PM-10 and PM-2.5 emissions. Two (2) one-way vendor trips per day were added to the 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 will require 13,500 cubic yards of soil export. Based on the CalEEMod default truck capacity of 16 cubic yards, approximately 844 truckloads of soil would be exported over a period of 20 days, or approximately 43 truckloads per day. 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, recycled water, sewer and storm drain lines to existing facilities in Wilson Avenue, and construct sidewalk and parkway improvements along the Project frontage. The off-site improvements will disturb approximately 0.20 acre.
- 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	1.95	26.97	17.64	0.08	5.33	2.61
Building Construction 2023	2.41	18.28	24.80	0.06	3.23	1.39
Building Construction 2024	2.25	17.22	24.28	0.06	3.13	1.30
Architectural Coating 2024	48.24	1.70	3.64	0.01	0.49	0.19
Paving 2024	0.66	5.60	8.40	0.01	0.42	0.29
Maximum¹	51.15	26.97	36.32	0.08	5.33	2.61
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 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, FIR Wilson 3 DPR 22-00017*.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.

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	4.41	0.00	0.02	0.00	0.00	0.00
Energy	0.01	0.10	0.09	0.00	0.01	0.01
Mobile	1.50	12.12	19.68	0.10	6.76	1.94
Total	5.92	12.22	19.79	0.10	6.77	1.95
Exceeds Threshold?	No	No	No	No	No	No

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

³ Albert A. Webb Associates, *City of Perris Scoping Form for Land Use Projects, FIR Wilson 3 DPR 22-00017, August 2022*.

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 August 2022.)

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	4.41	0.00	0.02	0.00	0.00	0.00
Energy	0.01	0.10	0.09	0.00	0.01	0.01
Mobile	1.38	12.82	17.40	0.10	6.76	1.94
Total	5.80	12.92	17.51	0.10	6.77	1.95
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 the 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 site 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. The 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 guidance and the Project’s equipment list during grading (above), the Project will disturb approximately 2.5 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 LSTs 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 southwest of the Project site along Redlands Avenue, approximately 470 feet (143 meters) away. The closest receptor distances on the LST look-up

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 August 19, 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>

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

tables are 100 and 200 meters. Therefore, a receptor distance of 100 meters (328 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 100 meters	264	2,232	38	10
Grading 2023	17.94	14.75	3.57	2.05
Building Construction 2023	15.44	17.31	0.75	0.70
Building Construction 2024	14.42	17.23	0.66	0.62
Architectural Coatings 2024	1.63	2.41	0.08	0.08
Paving 2024	5.50	7.93	0.26	0.24
Maximum¹	21.55	27.57	3.57	2.05
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 LSTs established by the SCAQMD that are applicable to 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. The Project includes a diesel-powered fire flow pump. Because the fire flow pump will only be used during fire emergencies and routine testing, emissions would be negligible. The Project applicant will be required to obtain an SCAQMD permit. The SCAQMD permitting process would ensure that the Project meets regulatory requirements through the application review process and by placing specific operating conditions on the permit such as operating hour limits. As such, no further analysis of the fire pump was prepared. 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 the 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 total on-site emissions from operation, which include trucks traveling within the Project site. An on-site distance of 0.22 mile 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 FIR Wilson 3 DPR 22-00017*. 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 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 southwest of the Project site along Redlands Avenue. Therefore, a receptor distance of 100 meters (328 feet) was

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

used to ensure a conservative analysis. The results are summarized in **Table 6 – Unmitigated LST Results for Daily Operational Emissions.**

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 100 meters	378	3,437	14	4
On-Site Emissions	1.86	1.58	0.04	0.02
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 subject to extremes in vehicle volumes and vehicle congestion, and did not predict any violation of CO

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 August 25, 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 August 25, 2022.)

standards. Considering that Project-related traffic would result in an increase of 329 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 Gas (GHG) emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere and the major concern is that increases in GHG emissions are causing global climate change. Global climate change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of GHGs and long-term global temperature. What GHGs have in common is that they allow sunlight to enter the atmosphere but trap a portion of the outward-bound infrared radiation and warm up the air. The process is similar to the effect a greenhouse has in raising the internal temperature, hence the name greenhouse gases. Both natural processes and human activities emit GHGs. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature; however, it is the scientific consensus that emissions from human activities such as electricity generation and motor vehicle operations have elevated the concentration of GHGs in the atmosphere. This accumulation of GHGs has contributed to an increase in the temperature of the earth's atmosphere and contributed to global climate change. (CAP, p. 1-4).¹⁴

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂E). (CAP, p. 1-4).¹⁵

There are several unique challenges to analyzing greenhouse gas emissions and climate change under CEQA, largely because of climate change's "global" nature. Typical CEQA analyses address local actions that have local—or, at most, regional—impacts, whereas climate change presents the considerable challenge of analyzing the relationship between local activities and the resulting potential, if any, for global environmental impacts. Most environmental analyses examine the "project-specific" impacts that a particular project is likely to generate. With regard to global warming, however, it is generally accepted that while the magnitude of global warming effects may be substantial, the GHG emissions from a single general development project would have no noticeable effect on global climate.(CEQA §15064.4).¹⁶

Global climate change is also fundamentally different from other types of air quality impact analyses under CEQA in which the impacts are all measured within, and are linked to, a discrete region or area. Instead, a global climate change analysis must be considered on a global level, rather than the typical local or regional setting, and requires consideration of not only emissions from the project under consideration, but also the extent of the displacement, translocation, and redistribution of emissions. In the usual context, where air quality is linked to a particular location or area, it is appropriate to consider the creation of new emissions in that specific area to be an environmental impact whether or not the emissions are truly "new" emissions to the overall globe. When the impact is a global one, however, it makes more sense to consider whether the emissions really are new emissions or are merely being

¹³ Albert A. Webb Associates, *City of Perris Scoping Form for Land Use Projects, FIR Wilson 3 DPR 22-00017*

¹⁴ City of Perris. *City of Perris Climate Action Plan*, 2016. <https://www.cityofperris.org/Home/ShowDocument?id=12935>

¹⁵ *Ibid*

¹⁶ Association of Environmental Professionals, *2022 California environmental Quality Act (CEQA) Statute and Guidelines*, https://www.califaep.org/docs/2022_CEQA_Statue_and_Guidelines.pdf

moved from one place to another. For example, the approval of a new developmental plan or project does not necessarily create new automobile drivers - the primary source of a land use project's emissions. Rather, due to the "relocation" factor, new land use projects sometimes merely redistribute existing mobile emissions; accordingly, the use of models that measure overall emissions increases without accounting for existing emissions will substantially overstate the impact of the development project on global warming. This makes an accurate analysis of GHG emissions substantially different from other air quality impacts, where the "addition" of redistributed emissions to a new locale can make a substantial difference to overall air quality.

For GHG emissions and global warming, there is not, at this time, one established, universally agreed-upon "threshold of significance" by which to measure an impact. While CARB published some draft thresholds in 2008, they were never adopted, and CARB recommended that local air districts and lead agencies adopt their own thresholds for GHG impacts.

The SCAQMD has been evaluating GHG significance thresholds since April 2008. In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO₂e (MTCO₂E) per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD has continued to consider adoption of significance thresholds for residential and general development projects. The most recent proposal issued in September 2010¹⁷ included significance thresholds for residential, commercial, and mixed-use projects at 3,500, 1,400, and 3,000 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 the SCAQMD, a lead agency is advised to use only one option and to use it consistently.

The thresholds identified above have not been adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain.

In the absence of other thresholds of significance promulgated by the SCAQMD, the City of Perris has been using the SCAQMD's 10,000 MTCO₂E threshold for industrial projects and the draft thresholds for non-industrial projects the purpose of evaluating the GHG impacts associated with proposed general development projects. This approach is also widely used by various other cities within 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 First Industrial Warehouse 2 at Wilson Avenue, IDI Rider 2 & 4 Warehouses, and Phelan Warehouse at W Nance/N Webster). 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.¹⁸

¹⁷ [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)

¹⁸ 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).

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	356.30	0.05	0.02	363.06
2024	158.69	0.02	0.01	160.97
Total	514.99	0.07	0.03	524.03
			Amortized	17.47

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

Evaluation of the table above indicates that an estimated 524.03 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 2008¹⁹ 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.

Vegetation Change

CalEEMod estimates the GHG emissions associated with the one-time change in vegetation resulting from development and the GHG emissions sequestered as a result of planting new trees on a project site. Planting trees as part of the Project will sequester CO₂ while they are actively growing. Approximately 156 trees from miscellaneous species are estimated to be planted as part of this Project based on the conceptual landscaping plan.²⁰ As shown in the CalEEMod output (attached), the estimated one-time sequestration of CO₂ from the planting of Project trees is 110.45 MTCO₂E. Assuming a Project life of 30 years, this equates to a net reduction of 3.68 MTCO₂E annually. These results were included in the analysis of the Project’s total operational emissions below in **Table 9**.

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.

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 5.23 acres that comprise the Project site’s concrete parking lot and landscaped areas and 0.03 acres of asphalt and non-asphalt off-site improvements.

The GHG emissions from electricity usage from the future electric vehicle (EV) charging stations serving the Project site’s designated thirteen (13) 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

¹⁹ [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)

²⁰ Scott Peterson Landscape Architects, *Conceptual Landscape Plan First Wilson 3*, August 25, 2022.

charging space would contain one charger and, based on SCAQMD²¹ 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	93.722	0.01	0.00	478.84
Natural Gas	20.66	0.00	0.00	20.78
Total	114.38	0.01	0.00	495.62

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

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

Mobile Source Emissions

CalEEMod estimates the annual GHG emissions from Project-related vehicle usage based on trip generation data contained in defaults or in a project-specific traffic analyses. As stated above, the trip generation rate and fleet mix were adjusted based on the rates and ratios found in the *City of Perris Scoping Form for Land Use Projects; FIR Wilson 3 DPR 22-00017*. Trip length data was based on CalEEMod defaults for passenger cars. The trip length of 40 miles for Project trucks was used and 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.²² 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 based on rates obtained

²¹ 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 August 25, 2022.

²² CalRecycle, *California's 2019 Per Capita Disposal Rate Estimate*, webpage. Available at: <https://www.calrecycle.ca.gov/lqcentral/goalmeasure/disposalrate/mostrecent>, accessed August 22, 2022.

from the *First Wilson III Design Conditions Report (PPI: 2021-1125 WO 16464)*²³ while the outdoor water demand was provided by the Project’s landscape architect.²⁴ The indoor water demand was calculated by subtracting the total water demand by the outdoor water demand. **Table 9** shows the GHG emissions from water-related energy usage for the Project.

Total Project GHG Emissions

As shown on **Table 9 – Total Project-Related GHG Emissions**, using all the emissions quantified above, the total GHG emissions generated from the Project is approximately 2,317.27 MTCO₂E/yr which includes construction-related emissions amortized over a typical project life of 30 years.

Table 9 – Total Project-Related GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Amortized Construction	--	--	--	17.47
Vegetation	--	--	--	(3.68)
Area	0.00	0.00	0.00	0.01
Energy	114.38	0.01	0.00	495.62
Mobile	1,667.24	0.04	0.18	1,723.40
Solid Waste	23.15	1.37	0.00	57.36
Water	19.65	0.23	0.01	27.09
Total	1,838.02	2.45	0.19	2,317.27

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 or localized level. In addition, the Project will not create a CO hot spot. The Project’s GHG emissions will also not exceed the SCAQMD interim threshold of 10,000 MTCO₂E/yr.

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

²³ Albert A. Webb Associates, *First Wilson III Design Conditions Report (PPI: 2021-1125 WO 16464)*, August 2022.

²⁴ Scott Peterson Landscape Architects’ July 26, 2022, email communication.

CALEEMOD OUTPUT FILES

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

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

First Industrial Logistics at Wilson Avenue

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	192.62	1000sqft	4.33	192,623.00	0
Other Asphalt Surfaces	0.03	Acre	0.03	1,306.80	0
Other Non-Asphalt Surfaces	5.32	Acre	5.32	231,739.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 and offsite improvement area
- Construction Phase - Per Applicant
- Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day
- Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day
- Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day
- Trips and VMT - Two (2) one-way vendor trips added to Grading and Paving activities to account for water truck trips per Rule 403
- Grading - Per Project Engineer
- Architectural Coating - Per Rule 1113
- Vehicle Trips - Trip rates per Scoping Agreement; Truck length 40 miles per SCAQMD

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

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

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

Water And Wastewater - Per Design Conditions Report and Landscape Architect

Sequestration - Per Landscape Plan

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Fleet Mix - Per Scoping Agreement

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblConstructionPhase	NumDays	230.00	165.00
tblConstructionPhase	PhaseEndDate	8/9/2024	3/15/2024
tblConstructionPhase	PhaseEndDate	6/14/2024	3/15/2024
tblConstructionPhase	PhaseEndDate	7/12/2024	3/15/2024
tblConstructionPhase	PhaseStartDate	7/13/2024	2/19/2024
tblConstructionPhase	PhaseStartDate	6/15/2024	2/19/2024
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

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

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

tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	3.0900e-004	4.0000e-004
tblGrading	MaterialExported	0.00	13,500.00
tblLandUse	LotAcreage	4.42	4.33
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
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
tblSequestration	NumberOfNewTrees	0.00	156.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.00
tblVehicleTrips	CW_TTP	59.00	65.00
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	1.71
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	WD_TR	1.74	1.71
tblWater	IndoorWaterUseRate	44,543,375.00	7,042,833.00
tblWater	OutdoorWaterUseRate	0.00	585,667.00

2.0 Emissions Summary

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

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

2.1 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	2.4059	26.4636	24.8008	0.0779	8.8257	0.8780	9.7037	3.8908	0.8115	4.7023	0.0000	8,011.3618	8,011.3618	1.0032	0.7894	8,271.6787
2024	51.1603	24.3593	36.3254	0.0797	3.0097	1.0323	4.0419	0.8087	0.9719	1.7806	0.0000	7,825.7783	7,825.7783	1.1137	0.2435	7,926.1775
Maximum	51.1603	26.4636	36.3254	0.0797	8.8257	1.0323	9.7037	3.8908	0.9719	4.7023	0.0000	8,011.3618	8,011.3618	1.1137	0.7894	8,271.6787

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	2.4059	26.4636	24.8008	0.0779	4.4532	0.8780	5.3312	1.7938	0.8115	2.6054	0.0000	8,011.3618	8,011.3618	1.0032	0.7894	8,271.6787
2024	51.1603	24.3593	36.3254	0.0797	3.0097	1.0323	4.0419	0.8087	0.9719	1.7806	0.0000	7,825.7783	7,825.7783	1.1137	0.2435	7,926.1775
Maximum	51.1603	26.4636	36.3254	0.0797	4.4532	1.0323	5.3312	1.7938	0.9719	2.6054	0.0000	8,011.3618	8,011.3618	1.1137	0.7894	8,271.6787

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	36.94	0.00	31.81	44.62	0.00	32.35	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Energy	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Mobile	1.4998	12.1163	19.6833	0.0989	6.6034	0.1516	6.7550	1.7952	0.1445	1.9396		10,346.0643	10,346.0643	0.2689	1.1142	10,684.8207
Total	5.9165	12.2205	19.7908	0.0995	6.6034	0.1596	6.7630	1.7952	0.1524	1.9476		10,470.9013	10,470.9013	0.2714	1.1165	10,810.4021

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	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Energy	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Mobile	1.4998	12.1163	19.6833	0.0989	6.6034	0.1516	6.7550	1.7952	0.1445	1.9396		10,346.0643	10,346.0643	0.2689	1.1142	10,684.8207
Total	5.9165	12.2205	19.7908	0.0995	6.6034	0.1596	6.7630	1.7952	0.1524	1.9476		10,470.9013	10,470.9013	0.2714	1.1165	10,810.4021

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

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	7/1/2023	7/28/2023	5	20	
2	Building Construction	Building Construction	7/29/2023	3/15/2024	5	165	
3	Paving	Paving	2/19/2024	3/15/2024	5	20	
4	Architectural Coating	Architectural Coating	2/19/2024	3/15/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 5.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 288,935; Non-Residential Outdoor: 96,312; Striped Parking Area: 13,983 (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	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

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

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

Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	8.00	9	0.56
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
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	2.00	1,688.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	179.00	70.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	36.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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

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

3.2 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					7.1681	0.0000	7.1681	3.4377	0.0000	3.4377			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.1681	0.7749	7.9430	3.4377	0.7129	4.1506		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.1847	8.4285	2.3177	0.0464	1.4772	0.1017	1.5789	0.4050	0.0973	0.5023		4,952.5556	4,952.5556	0.0703	0.7804	5,186.8694
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	0.0548	0.0338	0.5488	1.4700e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		149.0611	149.0611	3.4500e-003	3.5200e-003	150.1959
Total	0.2417	8.5277	2.8934	0.0482	1.6576	0.1031	1.7607	0.4531	0.0986	0.5517		5,138.6708	5,138.6708	0.0741	0.7894	5,375.7606

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

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

3.2 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					2.7955	0.0000	2.7955	1.3407	0.0000	1.3407			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.691 0	2,872.691 0	0.9291		2,895.918 2
Total	1.7109	17.9359	14.7507	0.0297	2.7955	0.7749	3.5705	1.3407	0.7129	2.0536	0.0000	2,872.691 0	2,872.691 0	0.9291		2,895.918 2

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	0.1847	8.4285	2.3177	0.0464	1.4772	0.1017	1.5789	0.4050	0.0973	0.5023		4,952.555 6	4,952.555 6	0.0703	0.7804	5,186.869 4
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	0.0548	0.0338	0.5488	1.4700e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		149.0611	149.0611	3.4500e-003	3.5200e-003	150.1959
Total	0.2417	8.5277	2.8934	0.0482	1.6576	0.1031	1.7607	0.4531	0.0986	0.5517		5,138.670 8	5,138.670 8	0.0741	0.7894	5,375.760 6

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

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

3.3 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	0.0789	2.2870	0.9417	0.0122	0.4484	0.0199	0.4683	0.1291	0.0191	0.1482		1,296.8970	1,296.8970	0.0132	0.1916	1,354.3371
Worker	0.6536	0.4038	6.5491	0.0176	2.0008	9.3600e-003	2.0102	0.5306	8.6100e-003	0.5392		1,778.7952	1,778.7952	0.0411	0.0420	1,792.3373
Total	0.7325	2.6908	7.4908	0.0298	2.4492	0.0293	2.4784	0.6597	0.0277	0.6874		3,075.6922	3,075.6922	0.0543	0.2336	3,146.6744

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

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

3.3 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	0.0789	2.2870	0.9417	0.0122	0.4484	0.0199	0.4683	0.1291	0.0191	0.1482		1,296.8970	1,296.8970	0.0132	0.1916	1,354.3371
Worker	0.6536	0.4038	6.5491	0.0176	2.0008	9.3600e-003	2.0102	0.5306	8.6100e-003	0.5392		1,778.7952	1,778.7952	0.0411	0.0420	1,792.3373
Total	0.7325	2.6908	7.4908	0.0298	2.4492	0.0293	2.4784	0.6597	0.0277	0.6874		3,075.6922	3,075.6922	0.0543	0.2336	3,146.6744

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

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

3.3 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	0.0777	2.2871	0.9309	0.0120	0.4483	0.0198	0.4681	0.1291	0.0189	0.1480		1,276.9091	1,276.9091	0.0137	0.1884	1,333.3959
Worker	0.6091	0.3597	6.1219	0.0170	2.0008	8.9300e-003	2.0097	0.5306	8.2200e-003	0.5388		1,722.1712	1,722.1712	0.0372	0.0390	1,734.7286
Total	0.6867	2.6468	7.0528	0.0291	2.4491	0.0287	2.4779	0.6597	0.0272	0.6869		2,999.0802	2,999.0802	0.0509	0.2274	3,068.1244

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

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

3.3 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	0.0777	2.2871	0.9309	0.0120	0.4483	0.0198	0.4681	0.1291	0.0189	0.1480		1,276.9091	1,276.9091	0.0137	0.1884	1,333.3959
Worker	0.6091	0.3597	6.1219	0.0170	2.0008	8.9300e-003	2.0097	0.5306	8.2200e-003	0.5388		1,722.1712	1,722.1712	0.0372	0.0390	1,734.7286
Total	0.6867	2.6468	7.0528	0.0291	2.4491	0.0287	2.4779	0.6597	0.0272	0.6869		2,999.0802	2,999.0802	0.0509	0.2274	3,068.1244

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

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

3.4 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	0.6116	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441		1,204.8062	1,204.8062	0.3675		1,213.9930
Paving	3.9300e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6155	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441		1,204.8062	1,204.8062	0.3675		1,213.9930

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	0.0442	0.0261	0.4446	1.2400e-003	0.1453	6.5000e-004	0.1460	0.0385	6.0000e-004	0.0391		125.0739	125.0739	2.7000e-003	2.8300e-003	125.9859
Total	0.0465	0.0915	0.4712	1.5800e-003	0.1581	1.2200e-003	0.1593	0.0422	1.1400e-003	0.0434		161.5570	161.5570	3.0900e-003	8.2100e-003	164.0829

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

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

3.4 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	0.6116	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441	0.0000	1,204.806 2	1,204.806 2	0.3675		1,213.993 0
Paving	3.9300e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6155	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441	0.0000	1,204.806 2	1,204.806 2	0.3675		1,213.993 0

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	0.0442	0.0261	0.4446	1.2400e- 003	0.1453	6.5000e- 004	0.1460	0.0385	6.0000e- 004	0.0391		125.0739	125.0739	2.7000e- 003	2.8300e- 003	125.9859
Total	0.0465	0.0915	0.4712	1.5800e- 003	0.1581	1.2200e- 003	0.1593	0.0422	1.1400e- 003	0.0434		161.5570	161.5570	3.0900e- 003	8.2100e- 003	164.0829

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

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

3.5 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	47.8811					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	48.1221	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	0.1225	0.0723	1.2312	3.4300e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		346.3584	346.3584	7.4900e-003	7.8500e-003	348.8840
Total	0.1225	0.0723	1.2312	3.4300e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		346.3584	346.3584	7.4900e-003	7.8500e-003	348.8840

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

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

3.5 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	47.8811					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	48.1221	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	0.1225	0.0723	1.2312	3.4300e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		346.3584	346.3584	7.4900e-003	7.8500e-003	348.8840
Total	0.1225	0.0723	1.2312	3.4300e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		346.3584	346.3584	7.4900e-003	7.8500e-003	348.8840

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

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

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	1.4998	12.1163	19.6833	0.0989	6.6034	0.1516	6.7550	1.7952	0.1445	1.9396		10,346.0643	10,346.0643	0.2689	1.1142	10,684.8207
Unmitigated	1.4998	12.1163	19.6833	0.0989	6.6034	0.1516	6.7550	1.7952	0.1445	1.9396		10,346.0643	10,346.0643	0.2689	1.1142	10,684.8207

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	329.39	329.39	329.39	2,972,228	2,972,228
Total	329.39	329.39	329.39	2,972,228	2,972,228

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	65.00	0.00	35.00	100	0	0

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

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

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	0.438200	0.045800	0.141100	0.000000	0.000000	0.057800	0.072900	0.218800	0.000500	0.000400	0.019400	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	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
NaturalGas Unmitigated	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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

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

5.2 Energy by Land Use - NaturalGas

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 Rail	1060.75	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Total		0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1.06075	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Total		0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Unmitigated	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

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

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

First Industrial Logistics at Wilson Avenue

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	192.62	1000sqft	4.33	192,623.00	0
Other Asphalt Surfaces	0.03	Acre	0.03	1,306.80	0
Other Non-Asphalt Surfaces	5.32	Acre	5.32	231,739.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 and offsite improvement area

Construction Phase - Per Applicant

Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day

Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day

Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day

Trips and VMT - Two (2) one-way vendor trips added to Grading and Paving activities to account for water truck trips per Rule 403

Grading - Per Project Engineer

Architectural Coating - Per Rule 1113

Vehicle Trips - Trip rates per Scoping Agreement; Truck length 40 miles per SCAQMD

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

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

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

Water And Wastewater - Per Design Conditions Report and Landscape Architect

Sequestration - Per Landscape Plan

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Fleet Mix - Per Scoping Agreement

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblConstructionPhase	NumDays	230.00	165.00
tblConstructionPhase	PhaseEndDate	8/9/2024	3/15/2024
tblConstructionPhase	PhaseEndDate	6/14/2024	3/15/2024
tblConstructionPhase	PhaseEndDate	7/12/2024	3/15/2024
tblConstructionPhase	PhaseStartDate	7/13/2024	2/19/2024
tblConstructionPhase	PhaseStartDate	6/15/2024	2/19/2024
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

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

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

tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	3.0900e-004	4.0000e-004
tblGrading	MaterialExported	0.00	13,500.00
tblLandUse	LotAcreage	4.42	4.33
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
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
tblSequestration	NumberOfNewTrees	0.00	156.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.00
tblVehicleTrips	CW_TTP	59.00	65.00
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	1.71
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	WD_TR	1.74	1.71
tblWater	IndoorWaterUseRate	44,543,375.00	7,042,833.00
tblWater	OutdoorWaterUseRate	0.00	585,667.00

2.0 Emissions Summary

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

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

2.1 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	2.3591	26.9710	23.6014	0.0778	8.8257	0.8781	9.7038	3.8908	0.8117	4.7025	0.0000	8,005.2016	8,005.2016	1.0024	0.7907	8,265.8951
2024	51.1079	24.5188	34.8950	0.0777	3.0097	1.0324	4.0420	0.8087	0.9720	1.7806	0.0000	7,623.4498	7,623.4498	1.1133	0.2453	7,724.3748
Maximum	51.1079	26.9710	34.8950	0.0778	8.8257	1.0324	9.7038	3.8908	0.9720	4.7025	0.0000	8,005.2016	8,005.2016	1.1133	0.7907	8,265.8951

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	2.3591	26.9710	23.6014	0.0778	4.4532	0.8781	5.3313	1.7938	0.8117	2.6055	0.0000	8,005.2016	8,005.2016	1.0024	0.7907	8,265.8951
2024	51.1079	24.5188	34.8950	0.0777	3.0097	1.0324	4.0420	0.8087	0.9720	1.7806	0.0000	7,623.4498	7,623.4498	1.1133	0.2453	7,724.3748
Maximum	51.1079	26.9710	34.8950	0.0778	4.4532	1.0324	5.3313	1.7938	0.9720	2.6055	0.0000	8,005.2016	8,005.2016	1.1133	0.7907	8,265.8951

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	36.94	0.00	31.81	44.62	0.00	32.35	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Energy	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Mobile	1.3751	12.8184	17.3991	0.0960	6.6034	0.1517	6.7551	1.7952	0.1446	1.9397		10,045.8600	10,045.8600	0.2674	1.1193	10,386.0840
Total	5.7919	12.9225	17.5066	0.0966	6.6034	0.1597	6.7631	1.7952	0.1525	1.9477		10,170.6970	10,170.6970	0.2699	1.1216	10,511.6654

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	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Energy	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Mobile	1.3751	12.8184	17.3991	0.0960	6.6034	0.1517	6.7551	1.7952	0.1446	1.9397		10,045.8600	10,045.8600	0.2674	1.1193	10,386.0840
Total	5.7919	12.9225	17.5066	0.0966	6.6034	0.1597	6.7631	1.7952	0.1525	1.9477		10,170.6970	10,170.6970	0.2699	1.1216	10,511.6654

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

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	7/1/2023	7/28/2023	5	20	
2	Building Construction	Building Construction	7/29/2023	3/15/2024	5	165	
3	Paving	Paving	2/19/2024	3/15/2024	5	20	
4	Architectural Coating	Architectural Coating	2/19/2024	3/15/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 5.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 288,935; Non-Residential Outdoor: 96,312; Striped Parking Area: 13,983 (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	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

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

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

Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	8.00	9	0.56
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
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	2.00	1,688.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	179.00	70.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	36.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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

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

3.2 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					7.1681	0.0000	7.1681	3.4377	0.0000	3.4377			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.1681	0.7749	7.9430	3.4377	0.7129	4.1506		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.1698	8.9307	2.3665	0.0465	1.4772	0.1019	1.5790	0.4050	0.0975	0.5024		4,960.3009	4,960.3009	0.0695	0.7816	5,194.9618
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	0.0513	0.0351	0.4456	1.3400e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		135.0635	135.0635	3.4300e-003	3.6000e-003	136.2226
Total	0.2232	9.0352	2.8400	0.0481	1.6576	0.1032	1.7609	0.4531	0.0987	0.5519		5,132.5106	5,132.5106	0.0733	0.7907	5,369.9769

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

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

3.2 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					2.7955	0.0000	2.7955	1.3407	0.0000	1.3407			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	2.7955	0.7749	3.5705	1.3407	0.7129	2.0536	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.1698	8.9307	2.3665	0.0465	1.4772	0.1019	1.5790	0.4050	0.0975	0.5024		4,960.3009	4,960.3009	0.0695	0.7816	5,194.9618
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	0.0513	0.0351	0.4456	1.3400e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		135.0635	135.0635	3.4300e-003	3.6000e-003	136.2226
Total	0.2232	9.0352	2.8400	0.0481	1.6576	0.1032	1.7609	0.4531	0.0987	0.5519		5,132.5106	5,132.5106	0.0733	0.7907	5,369.9769

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

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

3.3 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	0.0731	2.4254	0.9734	0.0123	0.4484	0.0200	0.4683	0.1291	0.0191	0.1482		1,300.1156	1,300.1156	0.0130	0.1923	1,357.7393
Worker	0.6126	0.4190	5.3180	0.0160	2.0008	9.3600e-003	2.0102	0.5306	8.6100e-003	0.5392		1,611.7580	1,611.7580	0.0410	0.0430	1,625.5901
Total	0.6857	2.8444	6.2914	0.0282	2.4492	0.0294	2.4785	0.6597	0.0277	0.6875		2,911.8736	2,911.8736	0.0540	0.2353	2,983.3294

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

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

3.3 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	0.0731	2.4254	0.9734	0.0123	0.4484	0.0200	0.4683	0.1291	0.0191	0.1482		1,300.1156	1,300.1156	0.0130	0.1923	1,357.7393
Worker	0.6126	0.4190	5.3180	0.0160	2.0008	9.3600e-003	2.0102	0.5306	8.6100e-003	0.5392		1,611.7580	1,611.7580	0.0410	0.0430	1,625.5901
Total	0.6857	2.8444	6.2914	0.0282	2.4492	0.0294	2.4785	0.6597	0.0277	0.6875		2,911.8736	2,911.8736	0.0540	0.2353	2,983.3294

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

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

3.3 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	0.0718	2.4257	0.9625	0.0121	0.4483	0.0199	0.4682	0.1291	0.0190	0.1481		1,280.1002	1,280.1002	0.0134	0.1890	1,336.7663
Worker	0.5726	0.3731	4.9735	0.0154	2.0008	8.9300e-003	2.0097	0.5306	8.2200e-003	0.5388		1,560.7486	1,560.7486	0.0372	0.0399	1,573.5741
Total	0.6445	2.7988	5.9360	0.0275	2.4491	0.0288	2.4779	0.6597	0.0272	0.6869		2,840.8488	2,840.8488	0.0506	0.2290	2,910.3404

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

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

3.3 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	0.0718	2.4257	0.9625	0.0121	0.4483	0.0199	0.4682	0.1291	0.0190	0.1481		1,280.1002	1,280.1002	0.0134	0.1890	1,336.7663
Worker	0.5726	0.3731	4.9735	0.0154	2.0008	8.9300e-003	2.0097	0.5306	8.2200e-003	0.5388		1,560.7486	1,560.7486	0.0372	0.0399	1,573.5741
Total	0.6445	2.7988	5.9360	0.0275	2.4491	0.0288	2.4779	0.6597	0.0272	0.6869		2,840.8488	2,840.8488	0.0506	0.2290	2,910.3404

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

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

3.4 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	0.6116	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441		1,204.8062	1,204.8062	0.3675		1,213.9930
Paving	3.9300e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6155	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441		1,204.8062	1,204.8062	0.3675		1,213.9930

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	0.0416	0.0271	0.3612	1.1200e-003	0.1453	6.5000e-004	0.1460	0.0385	6.0000e-004	0.0391		113.3505	113.3505	2.7000e-003	2.9000e-003	114.2819
Total	0.0436	0.0964	0.3887	1.4600e-003	0.1581	1.2200e-003	0.1593	0.0422	1.1400e-003	0.0434		149.9248	149.9248	3.0800e-003	8.3000e-003	152.4752

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

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

3.4 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	0.6116	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441	0.0000	1,204.806 2	1,204.806 2	0.3675		1,213.993 0
Paving	3.9300e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6155	5.4987	7.9296	0.0128		0.2629	0.2629		0.2441	0.2441	0.0000	1,204.806 2	1,204.806 2	0.3675		1,213.993 0

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	0.0416	0.0271	0.3612	1.1200e- 003	0.1453	6.5000e- 004	0.1460	0.0385	6.0000e- 004	0.0391		113.3505	113.3505	2.7000e- 003	2.9000e- 003	114.2819
Total	0.0436	0.0964	0.3887	1.4600e- 003	0.1581	1.2200e- 003	0.1593	0.0422	1.1400e- 003	0.0434		149.9248	149.9248	3.0800e- 003	8.3000e- 003	152.4752

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

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

3.5 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	47.8811					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	48.1221	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	0.1152	0.0750	1.0003	3.1100e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		313.8936	313.8936	7.4800e-003	8.0300e-003	316.4730
Total	0.1152	0.0750	1.0003	3.1100e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		313.8936	313.8936	7.4800e-003	8.0300e-003	316.4730

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

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

3.5 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	47.8811					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	48.1221	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	0.1152	0.0750	1.0003	3.1100e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		313.8936	313.8936	7.4800e-003	8.0300e-003	316.4730
Total	0.1152	0.0750	1.0003	3.1100e-003	0.4024	1.8000e-003	0.4042	0.1067	1.6500e-003	0.1084		313.8936	313.8936	7.4800e-003	8.0300e-003	316.4730

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

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

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	1.3751	12.8184	17.3991	0.0960	6.6034	0.1517	6.7551	1.7952	0.1446	1.9397		10,045.8600	10,045.8600	0.2674	1.1193	10,386.0840
Unmitigated	1.3751	12.8184	17.3991	0.0960	6.6034	0.1517	6.7551	1.7952	0.1446	1.9397		10,045.8600	10,045.8600	0.2674	1.1193	10,386.0840

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	329.39	329.39	329.39	2,972,228	2,972,228
Total	329.39	329.39	329.39	2,972,228	2,972,228

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	65.00	0.00	35.00	100	0	0

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

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

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	0.438200	0.045800	0.141100	0.000000	0.000000	0.057800	0.072900	0.218800	0.000500	0.000400	0.019400	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	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
NaturalGas Unmitigated	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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

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

5.2 Energy by Land Use - NaturalGas

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 Rail	1060.75	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Total		0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1.06075	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Total		0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003		124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Unmitigated	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

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

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

First Industrial Logistics at Wilson Avenue

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	192.62	1000sqft	4.33	192,623.00	0
Other Asphalt Surfaces	0.03	Acre	0.03	1,306.80	0
Other Non-Asphalt Surfaces	5.32	Acre	5.32	231,739.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 and offsite improvement area

Construction Phase - Per Applicant

Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day

Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day

Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day

Trips and VMT - Two (2) one-way vendor trips added to Grading and Paving activities to account for water truck trips per Rule 403

Grading - Per Project Engineer

Architectural Coating - Per Rule 1113

Vehicle Trips - Trip rates per Scoping Agreement; Truck length 40 miles per SCAQMD

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

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

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

Water And Wastewater - Per Design Conditions Report and Landscape Architect

Sequestration - Per Landscape Plan

Construction Off-road Equipment Mitigation - Per Rule 403

Waste Mitigation - 2019 Statewide Average

Fleet Mix - Per Scoping Agreement

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblConstructionPhase	NumDays	230.00	165.00
tblConstructionPhase	PhaseEndDate	8/9/2024	3/15/2024
tblConstructionPhase	PhaseEndDate	6/14/2024	3/15/2024
tblConstructionPhase	PhaseEndDate	7/12/2024	3/15/2024
tblConstructionPhase	PhaseStartDate	7/13/2024	2/19/2024
tblConstructionPhase	PhaseStartDate	6/15/2024	2/19/2024
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

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

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

tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	3.0900e-004	4.0000e-004
tblGrading	MaterialExported	0.00	13,500.00
tblLandUse	LotAcreage	4.42	4.33
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
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
tblSequestration	NumberOfNewTrees	0.00	156.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.00
tblVehicleTrips	CW_TTP	59.00	65.00
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	1.71
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	WD_TR	1.74	1.71
tblWater	IndoorWaterUseRate	44,543,375.00	7,042,833.00
tblWater	OutdoorWaterUseRate	0.00	585,667.00

2.0 Emissions Summary

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

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

2.1 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	0.1476	1.2741	1.4887	3.9300e-003	0.2205	0.0515	0.2721	0.0746	0.0483	0.1229	0.0000	356.2960	356.2960	0.0451	0.0189	363.0645
2024	0.5489	0.5462	0.7619	1.7700e-003	0.0718	0.0223	0.0941	0.0193	0.0210	0.0403	0.0000	158.6871	158.6871	0.0215	5.8700e-003	160.9733
Maximum	0.5489	1.2741	1.4887	3.9300e-003	0.2205	0.0515	0.2721	0.0746	0.0483	0.1229	0.0000	356.2960	356.2960	0.0451	0.0189	363.0645

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	0.1476	1.2741	1.4887	3.9300e-003	0.1768	0.0515	0.2284	0.0536	0.0483	0.1019	0.0000	356.2958	356.2958	0.0451	0.0189	363.0643
2024	0.5489	0.5462	0.7619	1.7700e-003	0.0718	0.0223	0.0941	0.0193	0.0210	0.0403	0.0000	158.6870	158.6870	0.0215	5.8700e-003	160.9732
Maximum	0.5489	1.2741	1.4887	3.9300e-003	0.1768	0.0515	0.2284	0.0536	0.0483	0.1019	0.0000	356.2958	356.2958	0.0451	0.0189	363.0643

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	14.96	0.00	11.94	22.32	0.00	12.85	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	7-1-2023	9-30-2023	0.7535	0.7535
2	10-1-2023	12-31-2023	0.6782	0.6782
3	1-1-2024	3-31-2024	1.0424	1.0424
		Highest	1.0424	1.0424

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	0.8039	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003
Energy	2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	114.3795	114.3795	8.3100e-003	1.3400e-003	114.9858
Mobile	0.2533	2.3334	3.2664	0.0176	1.1830	0.0276	1.2105	0.3221	0.0263	0.3484	0.0000	1,667.2445	1,667.2445	0.0443	0.1847	1,723.3973
Waste						0.0000	0.0000		0.0000	0.0000	36.7535	0.0000	36.7535	2.1721	0.0000	91.0554
Water						0.0000	0.0000		0.0000	0.0000	2.2344	17.4174	19.6517	0.2310	5.6000e-003	27.0937
Total	1.0593	2.3524	3.2848	0.0177	1.1830	0.0290	1.2120	0.3221	0.0277	0.3498	38.9879	1,799.0463	1,838.0342	2.4556	0.1917	1,956.5372

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

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.8039	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003
Energy	2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	114.3795	114.3795	8.3100e-003	1.3400e-003	114.9858
Mobile	0.2533	2.3334	3.2664	0.0176	1.1830	0.0276	1.2105	0.3221	0.0263	0.3484	0.0000	1,667.2445	1,667.2445	0.0443	0.1847	1,723.3973
Waste						0.0000	0.0000		0.0000	0.0000	23.1547	0.0000	23.1547	1.3684	0.0000	57.3649
Water						0.0000	0.0000		0.0000	0.0000	2.2344	17.4174	19.6517	0.2310	5.6000e-003	27.0937
Total	1.0593	2.3524	3.2848	0.0177	1.1830	0.0290	1.2120	0.3221	0.0277	0.3498	25.3891	1,799.0463	1,824.4354	1.6520	0.1917	1,922.8468

	ROG	NOx	CO	SO2	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	34.88	0.00	0.74	32.73	0.00	1.72

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

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

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	110.4480
Total	110.4480

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	7/1/2023	7/28/2023	5	20	
2	Building Construction	Building Construction	7/29/2023	3/15/2024	5	165	
3	Paving	Paving	2/19/2024	3/15/2024	5	20	
4	Architectural Coating	Architectural Coating	2/19/2024	3/15/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 20

Acres of Paving: 5.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 288,935; Non-Residential Outdoor: 96,312; Striped Parking Area: 13,983 (Architectural Coating – sqft)

OffRoad Equipment

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

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

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	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
Paving	Cement and Mortar Mixers	2	8.00	9	0.56
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
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	2.00	1,688.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	179.00	70.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	36.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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

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

3.2 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					0.0717	0.0000	0.0717	0.0344	0.0000	0.0344	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0717	7.7500e-003	0.0794	0.0344	7.1300e-003	0.0415	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.7800e-003	0.0889	0.0234	4.6000e-004	0.0146	1.0200e-003	0.0156	4.0000e-003	9.7000e-004	4.9700e-003	0.0000	44.9583	44.9583	6.3000e-004	7.0800e-003	47.0853
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	4.9000e-004	3.6000e-004	4.7000e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2538	1.2538	3.0000e-005	3.0000e-005	1.2645
Total	2.2900e-003	0.0900	0.0284	4.7000e-004	0.0163	1.0400e-003	0.0174	4.4800e-003	9.9000e-004	5.4600e-003	0.0000	46.5486	46.5486	6.6000e-004	7.1600e-003	48.7012

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

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

3.2 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0280	0.0000	0.0280	0.0134	0.0000	0.0134	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0280	7.7500e-003	0.0357	0.0134	7.1300e-003	0.0205	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.7800e-003	0.0889	0.0234	4.6000e-004	0.0146	1.0200e-003	0.0156	4.0000e-003	9.7000e-004	4.9700e-003	0.0000	44.9583	44.9583	6.3000e-004	7.0800e-003	47.0853
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	4.9000e-004	3.6000e-004	4.7000e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2538	1.2538	3.0000e-005	3.0000e-005	1.2645
Total	2.2900e-003	0.0900	0.0284	4.7000e-004	0.0163	1.0400e-003	0.0174	4.4800e-003	9.9000e-004	5.4600e-003	0.0000	46.5486	46.5486	6.6000e-004	7.1600e-003	48.7012

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

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

3.3 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	0.0920	0.8491	0.9521	1.5900e-003		0.0411	0.0411		0.0387	0.0387	0.0000	136.6206	136.6206	0.0333	0.0000	137.4526
Total	0.0920	0.8491	0.9521	1.5900e-003		0.0411	0.0411		0.0387	0.0387	0.0000	136.6206	136.6206	0.0333	0.0000	137.4526

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.1700e-003	0.1320	0.0526	6.7000e-004	0.0243	1.1000e-003	0.0254	7.0200e-003	1.0500e-003	8.0700e-003	0.0000	64.7764	64.7764	6.5000e-004	9.5800e-003	67.6471
Worker	0.0319	0.0237	0.3082	9.0000e-004	0.1082	5.1000e-004	0.1087	0.0287	4.7000e-004	0.0292	0.0000	82.2897	82.2897	2.0500e-003	2.1900e-003	82.9922
Total	0.0361	0.1557	0.3608	1.5700e-003	0.1325	1.6100e-003	0.1341	0.0358	1.5200e-003	0.0373	0.0000	147.0662	147.0662	2.7000e-003	0.0118	150.6393

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

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

3.3 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0920	0.8491	0.9521	1.5900e-003		0.0411	0.0411		0.0387	0.0387	0.0000	136.6205	136.6205	0.0333	0.0000	137.4525
Total	0.0920	0.8491	0.9521	1.5900e-003		0.0411	0.0411		0.0387	0.0387	0.0000	136.6205	136.6205	0.0333	0.0000	137.4525

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.1700e-003	0.1320	0.0526	6.7000e-004	0.0243	1.1000e-003	0.0254	7.0200e-003	1.0500e-003	8.0700e-003	0.0000	64.7764	64.7764	6.5000e-004	9.5800e-003	67.6471
Worker	0.0319	0.0237	0.3082	9.0000e-004	0.1082	5.1000e-004	0.1087	0.0287	4.7000e-004	0.0292	0.0000	82.2897	82.2897	2.0500e-003	2.1900e-003	82.9922
Total	0.0361	0.1557	0.3608	1.5700e-003	0.1325	1.6100e-003	0.1341	0.0358	1.5200e-003	0.0373	0.0000	147.0662	147.0662	2.7000e-003	0.0118	150.6393

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

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

3.3 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	0.0431	0.3967	0.4737	7.9000e-004		0.0181	0.0181		0.0170	0.0170	0.0000	68.3243	68.3243	0.0166	0.0000	68.7381
Total	0.0431	0.3967	0.4737	7.9000e-004		0.0181	0.0181		0.0170	0.0170	0.0000	68.3243	68.3243	0.0166	0.0000	68.7381

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	2.0500e-003	0.0660	0.0260	3.3000e-004	0.0122	5.4000e-004	0.0127	3.5100e-003	5.2000e-004	4.0300e-003	0.0000	31.8893	31.8893	3.4000e-004	4.7100e-003	33.3008
Worker	0.0149	0.0105	0.1441	4.3000e-004	0.0541	2.5000e-004	0.0544	0.0144	2.3000e-004	0.0146	0.0000	39.8421	39.8421	9.3000e-004	1.0100e-003	40.1677
Total	0.0170	0.0765	0.1701	7.6000e-004	0.0663	7.9000e-004	0.0671	0.0179	7.5000e-004	0.0186	0.0000	71.7314	71.7314	1.2700e-003	5.7200e-003	73.4685

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

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

3.3 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0431	0.3967	0.4737	7.9000e-004		0.0181	0.0181		0.0170	0.0170	0.0000	68.3242	68.3242	0.0166	0.0000	68.7380
Total	0.0431	0.3967	0.4737	7.9000e-004		0.0181	0.0181		0.0170	0.0170	0.0000	68.3242	68.3242	0.0166	0.0000	68.7380

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	2.0500e-003	0.0660	0.0260	3.3000e-004	0.0122	5.4000e-004	0.0127	3.5100e-003	5.2000e-004	4.0300e-003	0.0000	31.8893	31.8893	3.4000e-004	4.7100e-003	33.3008
Worker	0.0149	0.0105	0.1441	4.3000e-004	0.0541	2.5000e-004	0.0544	0.0144	2.3000e-004	0.0146	0.0000	39.8421	39.8421	9.3000e-004	1.0100e-003	40.1677
Total	0.0170	0.0765	0.1701	7.6000e-004	0.0663	7.9000e-004	0.0671	0.0179	7.5000e-004	0.0186	0.0000	71.7314	71.7314	1.2700e-003	5.7200e-003	73.4685

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

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

3.4 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	6.1200e-003	0.0550	0.0793	1.3000e-004		2.6300e-003	2.6300e-003		2.4400e-003	2.4400e-003	0.0000	10.9298	10.9298	3.3300e-003	0.0000	11.0132
Paving	4.0000e-005					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.1600e-003	0.0550	0.0793	1.3000e-004		2.6300e-003	2.6300e-003		2.4400e-003	2.4400e-003	0.0000	10.9298	10.9298	3.3300e-003	0.0000	11.0132

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	3.9000e-004	2.8000e-004	3.8100e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.0522	1.0522	2.0000e-005	3.0000e-005	1.0608
Total	4.1000e-004	9.7000e-004	4.0800e-003	1.0000e-005	1.5600e-003	2.0000e-005	1.5700e-003	4.2000e-004	2.0000e-005	4.3000e-004	0.0000	1.3835	1.3835	2.0000e-005	8.0000e-005	1.4068

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

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

3.4 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	tons/yr										MT/yr					
Off-Road	6.1200e-003	0.0550	0.0793	1.3000e-004		2.6300e-003	2.6300e-003		2.4400e-003	2.4400e-003	0.0000	10.9298	10.9298	3.3300e-003	0.0000	11.0132
Paving	4.0000e-005					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.1600e-003	0.0550	0.0793	1.3000e-004		2.6300e-003	2.6300e-003		2.4400e-003	2.4400e-003	0.0000	10.9298	10.9298	3.3300e-003	0.0000	11.0132

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	3.9000e-004	2.8000e-004	3.8100e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.0522	1.0522	2.0000e-005	3.0000e-005	1.0608
Total	4.1000e-004	9.7000e-004	4.0800e-003	1.0000e-005	1.5600e-003	2.0000e-005	1.5700e-003	4.2000e-004	2.0000e-005	4.3000e-004	0.0000	1.3835	1.3835	2.0000e-005	8.0000e-005	1.4068

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

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

3.5 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	0.4788					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4100e-003	0.0163	0.0241	4.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	3.4043	3.4043	1.9000e-004	0.0000	3.4091
Total	0.4812	0.0163	0.0241	4.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	3.4043	3.4043	1.9000e-004	0.0000	3.4091

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	1.0900e-003	7.7000e-004	0.0105	3.0000e-005	3.9600e-003	2.0000e-005	3.9700e-003	1.0500e-003	2.0000e-005	1.0700e-003	0.0000	2.9138	2.9138	7.0000e-005	7.0000e-005	2.9376
Total	1.0900e-003	7.7000e-004	0.0105	3.0000e-005	3.9600e-003	2.0000e-005	3.9700e-003	1.0500e-003	2.0000e-005	1.0700e-003	0.0000	2.9138	2.9138	7.0000e-005	7.0000e-005	2.9376

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

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

3.5 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4788					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4100e-003	0.0163	0.0241	4.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	3.4043	3.4043	1.9000e-004	0.0000	3.4091
Total	0.4812	0.0163	0.0241	4.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	3.4043	3.4043	1.9000e-004	0.0000	3.4091

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	1.0900e-003	7.7000e-004	0.0105	3.0000e-005	3.9600e-003	2.0000e-005	3.9700e-003	1.0500e-003	2.0000e-005	1.0700e-003	0.0000	2.9138	2.9138	7.0000e-005	7.0000e-005	2.9376
Total	1.0900e-003	7.7000e-004	0.0105	3.0000e-005	3.9600e-003	2.0000e-005	3.9700e-003	1.0500e-003	2.0000e-005	1.0700e-003	0.0000	2.9138	2.9138	7.0000e-005	7.0000e-005	2.9376

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2533	2.3334	3.2664	0.0176	1.1830	0.0276	1.2105	0.3221	0.0263	0.3484	0.0000	1,667.2445	1,667.2445	0.0443	0.1847	1,723.3973
Unmitigated	0.2533	2.3334	3.2664	0.0176	1.1830	0.0276	1.2105	0.3221	0.0263	0.3484	0.0000	1,667.2445	1,667.2445	0.0443	0.1847	1,723.3973

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	329.39	329.39	329.39	2,972,228	2,972,228
Total	329.39	329.39	329.39	2,972,228	2,972,228

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	65.00	0.00	35.00	100	0	0

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

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.537845	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	0.438200	0.045800	0.141100	0.000000	0.000000	0.057800	0.072900	0.218800	0.000500	0.000400	0.019400	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	93.7185	93.7185	7.9100e-003	9.6000e-004	94.2020
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	93.7185	93.7185	7.9100e-003	9.6000e-004	94.2020
NaturalGas Mitigated	2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	20.6610	20.6610	4.0000e-004	3.8000e-004	20.7838
NaturalGas Unmitigated	2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	20.6610	20.6610	4.0000e-004	3.8000e-004	20.7838

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

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	387172	2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	20.6610	20.6610	4.0000e-004	3.8000e-004	20.7838
Total		2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	20.6610	20.6610	4.0000e-004	3.8000e-004	20.7838

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

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

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	387172	2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	20.6610	20.6610	4.0000e-004	3.8000e-004	20.7838
Total		2.0900e-003	0.0190	0.0159	1.1000e-004		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	20.6610	20.6610	4.0000e-004	3.8000e-004	20.7838

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

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	457.38	0.0811	1.0000e-005	0.0000	0.0815
Other Non-Asphalt Surfaces	81108.7	14.3843	1.2100e-003	1.5000e-004	14.4585
Unrefrigerated Warehouse-No Rail	446885	79.2531	6.6900e-003	8.1000e-004	79.6620
Total		93.7185	7.9100e-003	9.6000e-004	94.2020

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

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	457.38	0.0811	1.0000e-005	0.0000	0.0815
Other Non-Asphalt Surfaces	81108.7	14.3843	1.2100e-003	1.5000e-004	14.4585
Unrefrigerated Warehouse-No Rail	446885	79.2531	6.6900e-003	8.1000e-004	79.6620
Total		93.7185	7.9100e-003	9.6000e-004	94.2020

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.8039	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003
Unmitigated	0.8039	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-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	0.0925					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003
Total	0.8039	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0925					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003
Total	0.8039	2.0000e-005	2.5200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9100e-003	4.9100e-003	1.0000e-005	0.0000	5.2300e-003

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	19.6517	0.2310	5.6000e-003	27.0937
Unmitigated	19.6517	0.2310	5.6000e-003	27.0937

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	7.04283 / 0.585667	19.6517	0.2310	5.6000e-003	27.0937
Total		19.6517	0.2310	5.6000e-003	27.0937

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

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	7.04283 / 0.585667	19.6517	0.2310	5.6000e-003	27.0937
Total		19.6517	0.2310	5.6000e-003	27.0937

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	23.1547	1.3684	0.0000	57.3649
Unmitigated	36.7535	2.1721	0.0000	91.0554

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	181.06	36.7535	2.1721	0.0000	91.0554
Total		36.7535	2.1721	0.0000	91.0554

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

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	114.068	23.1547	1.3684	0.0000	57.3649
Total		23.1547	1.3684	0.0000	57.3649

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

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

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

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	110.4480	0.0000	0.0000	110.4480

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	156	110.4480	0.0000	0.0000	110.4480
Total		110.4480	0.0000	0.0000	110.4480

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	0.788814727	15	19	3.74687	0.008260477
PM-2.5	0.754690951	15	19	3.584782	0.007903133
MHDT					
PM-10	0.038351495	15	24	0.230109	0.000507306
PM-2.5	0.036692427	15	24	0.2201546	0.00048536
HHDT					
PM-10	0.012319311	15	72	0.2217476	0.000488872
PM-2.5	0.011786383	15	72	0.2121549	0.000467724
PM-10 Sub-Total					0.009256656
PM-2.5 Sub-Total					0.008856217
CalEEMod Total					
PM-10 Total					0.0325
PM-2.5 Total					0.0161
Operation LST Total					
PM-10 Total					0.0400
PM-2.5 Total					0.02

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

** City of Perris Scoping Form for Land Use Projects; FIR Wilson 3 DPR 22-00017

First Industrial Logistics at Wilson 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

First Industrial Logistics at Wilson 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	192.62	1000sqft	4.33	192,623.00	0
Other Asphalt Surfaces	0.03	Acre	0.03	1,306.80	0
Other Non-Asphalt Surfaces	5.32	Acre	5.32	231,739.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10	Operational Year	2024		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	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 and offsite improvement area
- Construction Phase - Construction not modeled
- Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day
- Trips and VMT - Construction not modeled
- Grading - Construction not modeled
- Architectural Coating - Per Rule 1113
- Vehicle Trips - Trip rates per Scoping Agreement and onsite truck trip length per site plan.
- Energy Use - Added 0.35 Lighting Energy Intensity to account for Parking lot lighting
- Water And Wastewater - Per Design Conditions Report and Landscape Architect
- Sequestration - Per Landscape Plan
- Construction Off-road Equipment Mitigation - Per Rule 403
- Waste Mitigation - 2019 Statewide Average
- Fleet Mix - Per Scoping Agreement
- Off-road Equipment - Construction not modeled

First Industrial Logistics at Wilson 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	0.17
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	192,620.00	192,623.00
tblLandUse	LotAcreage	4.42	4.33
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblSequestration	NumberOfNewTrees	0.00	156.00
tblVehicleTrips	CNW_TL	6.90	0.22
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	44,543,375.00	7,042,833.00
tblWater	OutdoorWaterUseRate	0.00	585,667.00

First Industrial Logistics at Wilson 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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day										lb/day						
Mitigated	0.1098	1.6230	1.4210	2.6200e-003	0.0228	1.6400e-003	0.0244	6.4200e-003	1.5700e-003	7.9900e-003			277.9962	277.9962	6.3900e-003	0.0438	291.2205
Unmitigated	0.1098	1.6230	1.4210	2.6200e-003	0.0228	1.6400e-003	0.0244	6.4200e-003	1.5700e-003	7.9900e-003			277.9962	277.9962	6.3900e-003	0.0438	291.2205

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	115.57	115.57	115.57	9,255	9,255
Total	115.57	115.57	115.57	9,255	9,255

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	0.22	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	0.165200	0.208700	0.626100	0.000000	0.000000	0.000000	0.000000	0.000000

First Industrial Logistics at Wilson 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	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003			124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
NaturalGas Unmitigated	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003			124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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	
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	
Unrefrigerated Warehouse-No Rail	1060.75	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003			124.7936	124.7936	2.3900e-003	2.2900e-003	
Total		0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003			124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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	
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	
Unrefrigerated Warehouse-No Rail	1.06075	0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003			124.7936	124.7936	2.3900e-003	2.2900e-003	
Total		0.0114	0.1040	0.0874	6.2000e-004		7.9000e-003	7.9000e-003		7.9000e-003	7.9000e-003			124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

First Industrial Logistics at Wilson 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

6.0 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	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004			0.0462
Unmitigated	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004			0.0462

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	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

First Industrial Logistics at Wilson 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

First Industrial Logistics at Wilson 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

**First Industrial Logistics at Wilson 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	192.62	1000sqft	4.33	192,623.00	0
Other Asphalt Surfaces	0.03	Acre	0.03	1,306.80	0
Other Non-Asphalt Surfaces	5.32	Acre	5.32	231,739.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/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 and offsite improvement area
- Construction Phase - Construction not modeled
- Off-road Equipment - Per Applicant; Equipment runs for 8 hours per day
- Trips and VMT - Construction not modeled
- Grading - Construction not modeled
- Architectural Coating - Per Rule 1113
- Vehicle Trips - Trip rates per Scoping Agreement and onsite truck trip length per site plan.
- Energy Use - Added 0.35 Lighting Energy Intensity to account for Parking lot lighting
- Water And Wastewater - Per Design Conditions Report and Landscape Architect
- Sequestration - Per Landscape Plan
- Construction Off-road Equipment Mitigation - Per Rule 403
- Waste Mitigation - 2019 Statewide Average
- Fleet Mix - Per Scoping Agreement
- Off-road Equipment - Construction not modeled

First Industrial Logistics at Wilson 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	0.17
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	192,620.00	192,623.00
tblLandUse	LotAcreage	4.42	4.33
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblSequestration	NumberOfNewTrees	0.00	156.00
tblVehicleTrips	CNW_TL	6.90	0.22
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	44,543,375.00	7,042,833.00
tblWater	OutdoorWaterUseRate	0.00	585,667.00

First Industrial Logistics at Wilson 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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	0.0971	1.7541	1.4732	2.6800e-003	0.0228	1.7600e-003	0.0246	6.4200e-003	1.6900e-003	8.1100e-003		284.5705	284.5705	5.8200e-003	0.0449	298.0957
Unmitigated	0.0971	1.7541	1.4732	2.6800e-003	0.0228	1.7600e-003	0.0246	6.4200e-003	1.6900e-003	8.1100e-003		284.5705	284.5705	5.8200e-003	0.0449	298.0957

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	115.57	115.57	115.57	9,255	9,255
Total	115.57	115.57	115.57	9,255	9,255

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	0.22	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	0.165200	0.208700	0.626100	0.000000	0.000000	0.000000	0.000000	0.000000

First Industrial Logistics at Wilson 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	0.0114	0.1040	0.0874	6.2000e-004	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	124.7936	124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
NaturalGas Unmitigated	0.0114	0.1040	0.0874	6.2000e-004	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	124.7936	124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1060.75	0.0114	0.1040	0.0874	6.2000e-004	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	124.7936	124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Total		0.0114	0.1040	0.0874	6.2000e-004	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	124.7936	124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

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	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1060.75	0.0114	0.1040	0.0874	6.2000e-004	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	124.7936	124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352
Total		0.0114	0.1040	0.0874	6.2000e-004	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	7.9000e-003	124.7936	124.7936	124.7936	2.3900e-003	2.2900e-003	125.5352

First Industrial Logistics at Wilson 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

6.0 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	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Unmitigated	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

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	0.5070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8965					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8600e-003	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462
Total	4.4053	1.8000e-004	0.0202	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0433	0.0433	1.1000e-004		0.0462

First Industrial Logistics at Wilson 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

First Industrial Logistics at Wilson Avenue

EV Charging Station Electricity Consumption

EV Charging Station	KWh per Day*	Proposed Charging Stations	Annual Project Total KWh	Annual Project Total MWh
Proposed Charging Stalls/Stations	450	13	2,135,250	2,135.25
Total			2,135,250	2,135.25

* 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 per Year

SCE 2021 Intensity Factors	(lbs/MWh)	Annual Project GHG (lbs/yr)	Annual Project GHG (MT/yr)
CO ₂ E	393	839,153.25	
Total			380.63

Per CalEEMod 2021 User's Guide, Appendix D