



Technical Memorandum

To: Paul Loubet, First Industrial Realty Trust

From: Eliza Laws, Senior Environmental Analyst
Noemi Avila, Assistant Environmental Analyst

Date: November 17, 2022

Re: Air Quality/Greenhouse Gas Analysis for the First Industrial Warehouse on Day Street (PEN22-0144), City of Moreno Valley

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 proposed Project would be consistent with the *City of Moreno Valley Climate Action Plan (CAP)*, adopted June 15, 2021.¹ 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 the demolition of the existing 63,220 square foot building and the development of an approximate 164,968 square foot (SF), non-refrigerated warehouse building that includes 3,500 SF of office space and 3,500 SF of mezzanine office space, on approximately 8.01 net acres on the east side of Day Street, south of Alessandro Boulevard, in the City of Moreno Valley, California. The Project is proposing a new potable water line within Day Street from the Project's southern frontage to a point of connection in the intersection with Alessandro Boulevard. The total off-site disturbance area is approximately 1.01 acres.

¹ City of Moreno Valley. City of Moreno Valley Climate Action Plan, Adopted June 15, 2021. (Available at: https://moval.gov/city_hall/general-plan2040/MV-CAP.pdf, accessed on October 12, 2022.)

▪ Regional Significance Thresholds

The thresholds contained in the *SCAQMD CEQA Air Quality Handbook*² (SCAQMD 1993) and posted in a supplemental table as mass daily thresholds on SCAQMD’s website³ 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 (9.02 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Short-Term Analysis

Short-term emissions from Project construction were evaluated using the CalEEMod version 2020.4.0 program. The estimated construction period for the proposed Project is approximately ten months, beginning no sooner than June 2023. The default parameters within CalEEMod were used and these default values reflect a worst-case scenario, which means that Project emissions are expected to be equal to or less than the estimated emissions. In addition to the default values used, assumptions relevant to model inputs for short-term construction emission estimates used are:

- Construction is anticipated to begin in June 2023 with demolition and end with architectural coatings (painting):

² South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993. (Available at SCAQMD.)

³ <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>

Construction Activity	Start Date	End Date	Total Working Days
Demolition	June 1, 2023	June 30, 2023	22 Days
Grading	July 1, 2023	July 21, 2023	15 Days
Building Construction	July 22, 2023	April 12, 2024	190 Days
Paving	March 18, 2024	April 12, 2024	20 Days
Architectural Coatings	March 18, 2024	April 12, 2024	20 Days

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

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

- To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project utilized the mitigation option of watering the Project site three times daily which achieves a control efficiency of 61 percent for PM-10 and PM-2.5 emissions. Two (2) one-way vendor trips per day were added to the demolition, grading and paving activities to account for water truck trips.
- The existing building totaling 63,220 SF will be demolished.
- Vendor trips from concrete trucks utilized during building construction were based on CalEEMod defaults.
- Approximately 6,500 cubic yards of soil will be imported during grading operations. Truck capacity is assumed to be 16 cubic yards, resulting in approximately 406 truckloads of import over a 15-day period. 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 include a potable water line and associated connections. The off-site improvement area will disturb approximately 1.01 acres.

- The VOC content of interior and exterior architectural coatings were changed to 50 grams per liter, pursuant to SCAQMD Rule 1113.

The results of this analysis are summarized below.

Table 2 – Unmitigated Estimated Maximum Daily Construction Emissions

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	75	100	550	150	150	55
Demolition-2023	2.16	21.42	17.25	0.04	2.44	1.15
Grading-2023	3.94	43.34	33.71	0.10	6.47	3.29
Building Construction-2023	2.35	18.08	24.26	0.06	3.05	1.34
Building Construction-2024	2.20	17.02	23.77	0.06	2.96	1.25
Paving-2024	0.66	4.85	7.61	0.01	0.34	0.24
Architectural Coatings-2024	41.80	1.69	3.54	0.01	0.45	0.18
Maximum¹	44.66	43.34	34.92	0.08	6.47	3.29
Exceeds Threshold?	No	No	No	No	No	No

Note: ¹ Maximum emissions are the greater of either demolition, grading or building construction 2023 alone or the sum of building construction 2024, paving and architectural coating since these activities overlap. Maximum emissions are shown in bold.

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

Long-Term Analysis

Long-term emissions are evaluated at build-out of a project. The Project is assumed to be operational in 2024. Mobile source emissions refer to on-road motor vehicle emissions generated from the Project's traffic and based on the *Scoping Agreement for Traffic Study (TIA) for FIR Day Street Warehouse (PEN22-0144)*.⁴ An average truck trip length of approximately 40 miles was assumed, per SCAQMD recommendations. On-site service equipment (i.e., forklifts) are assumed to be electric and therefore do not have any direct emissions of criteria pollutants. Area source emissions from the Project include stationary combustion emissions of natural gas used for space and water heating (shown in a separate row as energy), yard and landscape maintenance, and an average building square footage to be repainted each year. CalEEMod computes area source emissions based upon default factors and land use assumptions. To account for the energy used for parking lot lighting, the parking lot lighting energy intensity rate was conservatively applied to the Project site's concrete parking lot and landscaped areas and off-site improvement area. Separate emissions were computed for both the summer and winter and are shown in **Table 3** and **Table 4**, respectively.

⁴ Albert A. Webb Associates, *Scoping Agreement for Traffic Study, FIR Day Street Warehouse (PEN22-0144)*, September 2022.

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

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area	3.79	0.00	0.04	0.00	0.00	0.00
Energy	0.01	0.09	0.07	0.00	0.01	0.01
Mobile	1.28	10.47	16.80	0.09	5.81	1.67
Total	5.08	10.56	16.91	0.09	5.82	1.68
Exceeds Threshold?	No	No	No	No	No	No

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

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

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area	3.79	0.00	0.04	0.00	0.00	0.00
Energy	0.01	0.09	0.07	0.00	0.01	0.01
Mobile	1.18	11.08	14.85	0.08	5.81	1.67
Total	4.98	11.17	14.96	0.08	5.82	1.68
Exceeds Threshold?	No	No	No	No	No	No

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

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

■ Localized Significance Threshold Analysis

Background

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD has developed localized significance threshold (LST) methodology⁵ that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The Project is located in SRA 24.

Short-Term Analysis

According to the LST methodology, only on-site emissions need to be analyzed. Emissions associated with vendor and worker trips are mobile source emissions that occur off site. The emissions analyzed under the LST methodology are NO₂, CO, PM-10, and PM-2.5. SCAQMD has provided LST lookup tables⁶ to allow users to readily determine if the daily emissions for proposed construction or operational activities could result in significant localized air quality impacts for projects five acres or smaller. Although the Project site disturbs more than five acres, it is anticipated that a smaller area will be disturbed per day. The SCAQMD’s Fact Sheet for Applying CalEEMod to Localized Significance Thresholds is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod.⁷ Based on this SCAQMD

⁵ South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, Revised July 2008. (Available at <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>, accessed October 2022.)

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

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

guidance and the Project’s equipment list during grading (above), the Project will disturb approximately two acres per day during grading.⁸

The LST thresholds are estimated using the maximum daily disturbed area (in acres) and the distance of the Project to the nearest sensitive receptors (in meters). The closest sensitive receptors to the Project construction site are the existing residential properties to the northwest of the Project site along Alessandro Boulevard, approximately 908 feet (277 meters) away. The closest receptor distances on the LST look-up tables are 200 meters. Therefore, a receptor distance of 200 meters (656 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-acres at 200 meters	379	5,136	75	23
Demolition-2023	19.94	16.39	2.03	1.03
Grading-2023	37.49	31.35	5.19	2.89
Building Construction-2023	15.44	17.31	0.75	0.70
Building Construction-2024	9.03	11.70	0.47	0.43
Paving-2024	9.03	11.70	0.47	0.43
Architectural Coatings-2024	1.88	2.42	0.11	0.11
Maximum¹	37.49	31.35	5.19	2.89
Exceeds Threshold?	No	No	No	No

Note: ¹ Maximum emissions are the greater of either demolition, grading, or building construction 2023 alone, or the sum of building construction 2024, paving and architectural coating since these activities overlap. Maximum emissions are shown in bold.

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

Long-Term Analysis

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

CalEEMod version 2020.4.0 was utilized to estimate the Project’s total on-site emissions, which includes from trucks traveling on the Project site. An on-site distance of 0.27 miles was conservatively assumed to be traveled for each one of the Project’s truck trips identified in the Scoping Agreement. The output is attached to this memo and summarized below. Idling emissions from trucks at loading docks is not available in CalEEMod; therefore, PM-10 and PM-2.5 idling emissions were calculated separately to account for 15-minutes of on-site idling per truck per day.⁹ The results were added to the total PM-10 and PM-2.5 emissions from CalEEMod and presented in the table below. The closest sensitive receptors to the Project operations are the existing residential properties to the northwest of the Project site along

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

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

Alessandro Boulevard, approximately 908 feet (277 meters) away. Therefore, a receptor distance of 200 meters (656 feet) was used to ensure a conservative analysis. The results are summarized below.

Table 6 – Unmitigated LST Results for Daily Operational Emissions

Pollutant	Peak Daily Emissions (lb/day)			
	NO _x	CO	PM-10 ¹	PM-2.5 ¹
LST for 5-acre at 200 meters	488	6,860	23	8
On-Site Emissions	1.60	1.37	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 CalEEMod output emissions added to idling emissions

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

CO Hot Spots Analysis

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

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

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

In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: Long Beach Blvd. and Imperial Highway (Lynwood); Wilshire Blvd. and Veteran Ave. (Westwood); Sunset Blvd. and Highland Ave. (Hollywood); and La Cienega Blvd. and Century Blvd. (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated in the 1992 CO Plan and subsequent 2003 AQMP was that at Wilshire Blvd. and Veteran Ave., which has a daily traffic volume of approximately 100,000 vehicles per day (2003 AQMP Appendix V, Table 4-7). The Los Angeles County Metropolitan Transportation Authority (MTA)¹² evaluated the LOS in the vicinity of the Wilshire Blvd./Veteran Ave. intersection and found it to be level E at peak morning traffic and Level F at peak afternoon traffic (MTA, Exhibit 2-5 and 2-6). This hot spot analysis was conducted at intersections 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 October 12, 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 http://www.metro.net/images/cmp_2004.pdf, accessed October 12, 2022.)

standards. Considering that Project-related traffic would result in an increase of 283 daily trips on local roadways,¹³ it can reasonably be concluded that Project-related traffic would not have daily traffic volumes exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any reason unique to the meteorology to conclude that intersections affected by the Project would yield higher CO concentrations if modeled in detail. Thus, the Project would not result in CO hot spots.

■ Greenhouse Gas Analysis

Greenhouse gases (GHG) are not presented in lbs/day like criteria pollutants; they are typically evaluated on an annual basis using the metric system. Additionally, unlike the criteria pollutants, GHG do not have adopted significance thresholds associated with them at this time. Several agencies, at various levels, have proposed draft GHG significance thresholds for use in CEQA documents. SCAQMD has been working on GHG thresholds for development projects. The most recent draft proposal was in September 2010¹⁴ and included significance thresholds for residential, commercial, and mixed-use projects at 3,500, 1,400, and 3,000 metric tonnes per year of carbon dioxide equivalents (MTCO₂E/yr), respectively. Alternatively, a lead agency has the option to use 3,000 MTCO₂E/yr as a threshold for all non-industrial projects. Although both options are recommended by SCAQMD, a lead agency is advised to use only one option and to use it consistently. In December 2008, the SCAQMD adopted a threshold of 10,000 MTCO₂E/yr for stationary source projects where SCAQMD is the lead agency. The SCAQMD significance thresholds also evaluate construction emissions by amortizing them over an expected project life of 30 years. More recently, the City of Moreno Valley adopted a Climate Action Plan.

City of Moreno Valley Climate Action Plan

As stated above, the City of Moreno Valley adopted the *City of Moreno Valley Climate Action Plan (CAP)* and General Plan 2040 on June 15, 2021.¹⁵ The CAP was designed to reinforce the City's commitment to reducing GHG emissions and to show how the City is going to comply with the State of California's GHG emission reduction standards. The CAP identifies a comprehensive set of goals and specific measures and actions that the City of Moreno Valley will take in order to meet its GHG emissions target. The measures in the CAP are in addition to the General Plan 2040 policies. In implementing these measures, the City would ensure that implementation of projects consistent with the General Plan would not require additional GHG analysis in accordance with CEQA (CAP, p. 3-8).

As specifically stated on pages 1-15 to 1-16 of the CAP:

The City's approach to addressing GHG emissions within the General Plan is parallel to the climate change planning process followed by numerous California jurisdictions. A General Plan is a project under CEQA, and projects under CEQA are required to estimate CO₂ and other GHG emissions, as described above. The CAP is designed to provide discrete actions to operationalize the General Plan policies that help with GHG reduction. The preparation of a CAP is also consistent with CEQA Guidelines Section 15183.5 that allows jurisdictions to analyze and mitigate the significant effects of GHG at a programmatic level, by adopting a plan to reduce GHG emissions.

Project-specific environmental documents prepared for projects consistent with the General Plan may rely on the programmatic analysis contained in the CAP and the EIR certified for the Moreno Valley General Plan.

¹³ Albert A. Webb Associates, *Scoping Agreement for Traffic Study PEN22-0144*, September 2022.

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

¹⁵ City of Moreno Valley. *City of Moreno Valley Climate Action Plan, Adopted June 15, 2021*. (Available at: https://moval.gov/city_hall/general-plan2040/MV-CAP.pdf, accessed on October 12, 2022.)

And as further stated on page 5-1 of the CAP:

For discretionary projects seeking to use CEQA streamlining provisions, in an environmental document the City shall refer to the required measures in this CAP as mandatory conditions of approval or as mitigation. This will enable projects to benefit from CEQA streamlining provisions, while ensuring that the City can achieve the reduction targets outlined in this plan.

The Project site is designated as industrial in the General Plan. Warehouses, such as those proposed by the Project, are permitted under the Industrial designation. Therefore, the Project is consistent with the General Plan. As such, the Project will be required to implement the applicable measures in the CAP as mandatory conditions of approval and implementation of the Project would not require additional GHG analysis in accordance with CEQA. Nonetheless, the analysis herein discloses the GHG emissions estimates from the proposed Project.

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.¹⁶

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	394.53	0.06	0.02	400.85
2024	201.00	0.03	0.01	203.89
Total	595.53	0.09	0.02	604.74
			Amortized	20.16

Evaluation of the table above indicates that an estimated 604.74 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 2008¹⁷ recommends that construction emissions be amortized for a project lifetime of 30 years to ensure that GHG reduction measures address construction GHG emissions as part of the operational reduction strategies. Therefore, the total GHG emissions from Project construction were amortized and are included in **Table 9**, below.

Long-Term Analysis

Area Source Emissions

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

¹⁶ 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).

¹⁷ [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)

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 Project site’s concrete parking lot and landscaped areas and off-site improvement areas.

The GHG emissions from electricity usage from the future electric vehicle (EV) charging stations serving the Project site’s designated nine (9) EV charging spaces were estimated outside CalEEMod. Emissions were estimated using data from SCAQMD for EV charging station usage and the CalEEMod default Southern California Edison (SCE) carbon intensity data. It was assumed that each designated EV charging space would contain one charger and, based on SCAQMD data, that each charger would be a 50-kilowatt (kW) charger used approximately 10 hours per day or five separate two-hour charging events.¹⁸ 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	82.23	0.01	0.00	346.21
Natural Gas	17.69	0.00	0.00	17.80
Total	99.92	0.01	0.00	364.01

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

1. Total MTCO₂E emissions 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 Scoping Agreement for the Project. Trip length data was based on CalEEMod defaults for passenger cars and the distance of 40 miles for Project trucks was used based on SCAQMD’s *Final Staff Report for proposed 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.¹⁹ 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.

¹⁸ 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 October 12, 2022.)

¹⁹ CalRecycle, *California's 2019 Per Capita Disposal Rate Estimate*, webpage. Available at: <https://www.calrecycle.ca.gov/lqcentral/goalmeasure/disposalrate/mostrecent>, accessed October 12, 2022.

Water-Related Energy Usage

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

There are three processes necessary to supply potable water to urban users (i.e., residential, commercial, and industrial): (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, the wastewater is treated and either reused as reclaimed/recycled water or returned to the environment. CalEEMod calculates the GHG emissions from these processes based on default emissions factors and water/wastewater generation rates for a project’s location. Default values were used for electricity intensity factor associated with the supply and conveyance of water from its source which assumes that the water is being imported from Northern California. Total water demand was obtained from the Design Conditions Report,²⁰ using the average daily demand. Outdoor water demand was obtained from the Project’s landscape architect.²¹ 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 1,923.41 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	--	--	--	20.16
Area	0.01	0.00	0.00	0.01
Energy	99.92	0.01	0.00	364.01
Mobile	1,436.31	0.04	0.16	1,484.74
Solid Waste	19.83	1.17	0.00	49.13
Water	3.96	0.04	0.00	5.36
Total	1,560.03	1.26	0.16	1,923.41

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

As stated above, the Project is consistent with the General Plan and therefore may rely on the programmatic analysis contained in the CAP. With implementation of the applicable measures in the CAP as mandatory conditions of approval, the Project is consistent with the CAP and will not generate a substantial amount of GHG emissions.

■ 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. No mitigation is required. In addition, the Project will not create a CO hot spot. The Project is also consistent with the CAP.

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

²⁰ Albert A Webb Associates, *First Day Street Logistics Design Conditions Report – (PPI: 2022-061)*, July 2022.

²¹ Outdoor water demand provided by Scott Peterson Landscape Architect, Inc.

CalEEMod Output Files

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

**First Industrial Warehouse at Day Street
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	164.97	1000sqft	3.71	164,968.00	0
Other Asphalt Surfaces	44.43	1000sqft	1.02	44,431.00	0
Other Non-Asphalt Surfaces	186.87	1000sqft	4.29	186,872.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan and offsite improvement area

Construction Phase - Per Applicant

Off-road Equipment - 8hr workday

Off-road Equipment - 8hr workday

Off-road Equipment - Per Applicant

Off-road Equipment - Per Applicant

Off-road Equipment - Per Applicant

Trips and VMT - Two (2) one-way vendor trips added to demolition, grading, and paving activities to account for water truck trips per Rule 403.

Demolition - 63,220 SF of existing building will be demolished.

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

Grading - 6,5000 of import. Per Plot Plan.

Architectural Coating - Per Rule 1113

Vehicle Trips - Trip Rates per Scoping Agreement; Truck Lengh 40 miles per SCAQMD.

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

Water And Wastewater - Per Design Consideration Report

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	20.00	22.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	230.00	190.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.22
tblFleetMix	LDA	0.54	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	4.2000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1100e-004	4.0000e-004
tblFleetMix	SBUS	1.0970e-003	9.0000e-004

First Industrial Warehouse at Day Street - 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	UBUS	3.0900e-004	3.0000e-004
tblGrading	MaterialImported	0.00	6,500.00
tblLandUse	LandUseSquareFeet	164,970.00	164,968.00
tblLandUse	LandUseSquareFeet	44,430.00	44,431.00
tblLandUse	LandUseSquareFeet	186,870.00	186,872.00
tblLandUse	LotAcreage	3.79	3.71
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	813.00	812.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.30
tblVehicleTrips	CW_TTP	59.00	64.70
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	38,149,312.50	1,320,495.00
tblWater	OutdoorWaterUseRate	0.00	249,370.00

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.9393	43.0100	33.7062	0.0994	10.4758	1.6459	12.1217	3.9937	1.5290	5.5226	0.0000	9,919.6138	9,919.6138	1.9705	0.5114	10,121.2761
2024	44.6620	23.4173	34.9239	0.0754	2.7429	1.0012	3.7441	0.7372	0.9410	1.6781	0.0000	7,431.4954	7,431.4954	1.0978	0.2254	7,526.1245
Maximum	44.6620	43.0100	34.9239	0.0994	10.4758	1.6459	12.1217	3.9937	1.5290	5.5226	0.0000	9,919.6138	9,919.6138	1.9705	0.5114	10,121.2761

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	3.9393	43.0100	33.7062	0.0994	4.8281	1.6459	6.4740	1.7598	1.5290	3.2888	0.0000	9,919.6138	9,919.6138	1.9705	0.5114	10,121.2761
2024	44.6620	23.4173	34.9239	0.0754	2.7429	1.0012	3.7441	0.7372	0.9410	1.6781	0.0000	7,431.4954	7,431.4954	1.0978	0.2254	7,526.1245
Maximum	44.6620	43.0100	34.9239	0.0994	4.8281	1.6459	6.4740	1.7598	1.5290	3.2888	0.0000	9,919.6138	9,919.6138	1.9705	0.5114	10,121.2761

First Industrial Warehouse at Day Street - 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	42.72	0.00	35.60	47.22	0.00	31.02	0.00	0.00	0.00	0.00	0.00	0.00

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Energy	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Mobile	1.2836	10.4697	16.8017	0.0852	5.6754	0.1309	5.8062	1.5434	0.1247	1.6681		8,911.2108	8,911.2108	0.2252	0.9615	9,203.3670
Total	5.0821	10.5591	16.9169	0.0857	5.6754	0.1378	5.8132	1.5434	0.1316	1.6751		9,018.1745	9,018.1745	0.2275	0.9635	9,310.9714

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Energy	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Mobile	1.2836	10.4697	16.8017	0.0852	5.6754	0.1309	5.8062	1.5434	0.1247	1.6681		8,911.2108	8,911.2108	0.2252	0.9615	9,203.3670
Total	5.0821	10.5591	16.9169	0.0857	5.6754	0.1378	5.8132	1.5434	0.1316	1.6751		9,018.1745	9,018.1745	0.2275	0.9635	9,310.9714

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2023	6/30/2023	5	22	
2	Grading	Grading	7/1/2023	7/21/2023	5	15	
3	Building Construction	Building Construction	7/22/2023	4/12/2024	5	190	
4	Paving	Paving	3/18/2024	4/12/2024	5	20	
5	Architectural Coating	Architectural Coating	3/18/2024	4/12/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 45

Acres of Paving: 5.31

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 247,452; Non-Residential Outdoor: 82,484; Striped Parking Area: 13,878 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Crushing/Proc. Equipment	1	8.00	85	0.78
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
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
Demolition	5	13.00	2.00	288.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	2.00	812.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	166.00	65.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	33.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

3.2 Demolition - 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					2.8461	0.0000	2.8461	0.4309	0.0000	0.4309			0.0000			0.0000
Off-Road	2.0804	19.9358	16.3856	0.0337		0.9217	0.9217		0.8583	0.8583		3,246.8784	3,246.8784	0.8876		3,269.0690
Total	2.0804	19.9358	16.3856	0.0337	2.8461	0.9217	3.7679	0.4309	0.8583	1.2892		3,246.8784	3,246.8784	0.8876		3,269.0690

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	0.0287	1.3073	0.3595	7.1900e-003	0.2291	0.0158	0.2449	0.0628	0.0151	0.0779		768.1689	768.1689	0.0109	0.1210	804.5123
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	0.0475	0.0293	0.4756	1.2800e-003	0.1453	6.8000e-004	0.1460	0.0385	6.3000e-004	0.0392		129.1862	129.1862	2.9900e-003	3.0500e-003	130.1698
Total	0.0784	1.4020	0.8620	8.8200e-003	0.3872	0.0170	0.4043	0.1050	0.0163	0.1213		934.4093	934.4093	0.0143	0.1296	973.3774

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

3.2 Demolition - 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					1.1100	0.0000	1.1100	0.1681	0.0000	0.1681			0.0000			0.0000
Off-Road	2.0804	19.9358	16.3856	0.0337		0.9217	0.9217		0.8583	0.8583	0.0000	3,246.8784	3,246.8784	0.8876		3,269.0690
Total	2.0804	19.9358	16.3856	0.0337	1.1100	0.9217	2.0317	0.1681	0.8583	1.0263	0.0000	3,246.8784	3,246.8784	0.8876		3,269.0690

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	0.0287	1.3073	0.3595	7.1900e-003	0.2291	0.0158	0.2449	0.0628	0.0151	0.0779		768.1689	768.1689	0.0109	0.1210	804.5123
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	0.0475	0.0293	0.4756	1.2800e-003	0.1453	6.8000e-004	0.1460	0.0385	6.3000e-004	0.0392		129.1862	129.1862	2.9900e-003	3.0500e-003	130.1698
Total	0.0784	1.4020	0.8620	8.8200e-003	0.3872	0.0170	0.4043	0.1050	0.0163	0.1213		934.4093	934.4093	0.0143	0.1296	973.3774

First Industrial Warehouse at Day Street - 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 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					9.2585	0.0000	9.2585	3.6621	0.0000	3.6621			0.0000			0.0000
Off-Road	3.7346	37.4868	31.3513	0.0671		1.5789	1.5789		1.4649	1.4649		6,477.4787	6,477.4787	1.9198		6,525.4733
Total	3.7346	37.4868	31.3513	0.0671	9.2585	1.5789	10.8373	3.6621	1.4649	5.1270		6,477.4787	6,477.4787	1.9198		6,525.4733

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	0.1185	5.4060	1.4866	0.0298	0.9474	0.0653	1.0127	0.2597	0.0624	0.3222		3,176.5206	3,176.5206	0.0451	0.5005	3,326.8072
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	0.0840	0.0519	0.8415	2.2600e-003	0.2571	1.2000e-003	0.2583	0.0682	1.1100e-003	0.0693		228.5603	228.5603	5.2800e-003	5.4000e-003	230.3003
Total	0.2047	5.5232	2.3550	0.0324	1.2173	0.0670	1.2844	0.3316	0.0641	0.3957		3,442.1351	3,442.1351	0.0507	0.5114	3,595.8029

First Industrial Warehouse at Day Street - 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 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					3.6108	0.0000	3.6108	1.4282	0.0000	1.4282			0.0000			0.0000
Off-Road	3.7346	37.4868	31.3513	0.0671		1.5789	1.5789		1.4649	1.4649	0.0000	6,477.478 7	6,477.478 7	1.9198		6,525.473 3
Total	3.7346	37.4868	31.3513	0.0671	3.6108	1.5789	5.1897	1.4282	1.4649	2.8931	0.0000	6,477.478 7	6,477.478 7	1.9198		6,525.473 3

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	0.1185	5.4060	1.4866	0.0298	0.9474	0.0653	1.0127	0.2597	0.0624	0.3222		3,176.520 6	3,176.520 6	0.0451	0.5005	3,326.807 2
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	0.0840	0.0519	0.8415	2.2600e-003	0.2571	1.2000e-003	0.2583	0.0682	1.1100e-003	0.0693		228.5603	228.5603	5.2800e-003	5.4000e-003	230.3003
Total	0.2047	5.5232	2.3550	0.0324	1.2173	0.0670	1.2844	0.3316	0.0641	0.3957		3,442.135 1	3,442.135 1	0.0507	0.5114	3,595.802 9

First Industrial Warehouse at Day Street - 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 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	0.0733	2.1236	0.8744	0.0114	0.4163	0.0185	0.4348	0.1199	0.0177	0.1376		1,204.2615	1,204.2615	0.0123	0.1780	1,257.5987
Worker	0.6061	0.3745	6.0735	0.0163	1.8555	8.6800e-003	1.8642	0.4921	7.9900e-003	0.5001		1,649.6090	1,649.6090	0.0381	0.0389	1,662.1675
Total	0.6794	2.4981	6.9479	0.0277	2.2718	0.0272	2.2990	0.6120	0.0257	0.6376		2,853.8705	2,853.8705	0.0504	0.2169	2,919.7663

First Industrial Warehouse at Day Street - 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 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	0.0733	2.1236	0.8744	0.0114	0.4163	0.0185	0.4348	0.1199	0.0177	0.1376		1,204.2615	1,204.2615	0.0123	0.1780	1,257.5987
Worker	0.6061	0.3745	6.0735	0.0163	1.8555	8.6800e-003	1.8642	0.4921	7.9900e-003	0.5001		1,649.6090	1,649.6090	0.0381	0.0389	1,662.1675
Total	0.6794	2.4981	6.9479	0.0277	2.2718	0.0272	2.2990	0.6120	0.0257	0.6376		2,853.8705	2,853.8705	0.0504	0.2169	2,919.7663

First Industrial Warehouse at Day Street - 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 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	0.0721	2.1238	0.8644	0.0112	0.4163	0.0184	0.4347	0.1199	0.0176	0.1374		1,185.7013	1,185.7013	0.0127	0.1750	1,238.1533
Worker	0.5649	0.3336	5.6773	0.0158	1.8555	8.2800e-003	1.8638	0.4921	7.6200e-003	0.4997		1,597.0973	1,597.0973	0.0345	0.0362	1,608.7427
Total	0.6370	2.4573	6.5417	0.0270	2.2718	0.0267	2.2985	0.6120	0.0252	0.6371		2,782.7985	2,782.7985	0.0473	0.2111	2,846.8960

First Industrial Warehouse at Day Street - 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 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	0.0721	2.1238	0.8644	0.0112	0.4163	0.0184	0.4347	0.1199	0.0176	0.1374		1,185.7013	1,185.7013	0.0127	0.1750	1,238.1533
Worker	0.5649	0.3336	5.6773	0.0158	1.8555	8.2800e-003	1.8638	0.4921	7.6200e-003	0.4997		1,597.0973	1,597.0973	0.0345	0.0362	1,608.7427
Total	0.6370	2.4573	6.5417	0.0270	2.2718	0.0267	2.2985	0.6120	0.0252	0.6371		2,782.7985	2,782.7985	0.0473	0.2111	2,846.8960

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

3.5 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.1336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6277	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982

Unmitigated Construction Off-Site

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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

3.5 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.1336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6277	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982

Mitigated Construction Off-Site

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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

3.6 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	41.4476					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	41.6886	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	0.1123	0.0663	1.1286	3.1400e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		317.4952	317.4952	6.8700e-003	7.1900e-003	319.8103
Total	0.1123	0.0663	1.1286	3.1400e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		317.4952	317.4952	6.8700e-003	7.1900e-003	319.8103

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

3.6 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	41.4476					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	41.6886	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	0.1123	0.0663	1.1286	3.1400e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		317.4952	317.4952	6.8700e-003	7.1900e-003	319.8103
Total	0.1123	0.0663	1.1286	3.1400e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		317.4952	317.4952	6.8700e-003	7.1900e-003	319.8103

First Industrial Warehouse at Day Street - 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	1.2836	10.4697	16.8017	0.0852	5.6754	0.1309	5.8062	1.5434	0.1247	1.6681		8,911.2108	8,911.2108	0.2252	0.9615	9,203.3670
Unmitigated	1.2836	10.4697	16.8017	0.0852	5.6754	0.1309	5.8062	1.5434	0.1247	1.6681		8,911.2108	8,911.2108	0.2252	0.9615	9,203.3670

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	282.10	282.10	282.10	2,552,743	2,552,743
Total	282.10	282.10	282.10	2,552,743	2,552,743

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	40.00	64.70	0.00	35.30	100	0	0

First Industrial Warehouse at Day Street - 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	0.435700	0.045500	0.140300	0.000000	0.000000	0.060100	0.074200	0.219100	0.000400	0.000300	0.019300	0.000900	0.004200

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
NaturalGas Unmitigated	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	908.454	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Total		9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.908454	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Total		9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121

6.0 Area Detail

6.1 Mitigation Measures Area

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Unmitigated	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924

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	0.4366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3483					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.7300e-003	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Total	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924

First Industrial Warehouse at Day Street - 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	0.4366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3483					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.7300e-003	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Total	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924

7.0 Water Detail

7.1 Mitigation Measures Water

First Industrial Warehouse at Day Street - Riverside-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

**First Industrial Warehouse at Day Street
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	164.97	1000sqft	3.71	164,968.00	0
Other Asphalt Surfaces	44.43	1000sqft	1.02	44,431.00	0
Other Non-Asphalt Surfaces	186.87	1000sqft	4.29	186,872.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan and offsite improvement area

Construction Phase - Per Applicant

Off-road Equipment - 8hr workday

Off-road Equipment - 8hr workday

Off-road Equipment - Per Applicant

Off-road Equipment - Per Applicant

Off-road Equipment - Per Applicant

Trips and VMT - Two (2) one-way vendor trips added to demolition, grading, and paving activities to account for water truck trips per Rule 403.

Demolition - 63,220 SF of existing building will be demolished.

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

Grading - 6,5000 of import. Per Plot Plan.

Architectural Coating - Per Rule 1113

Vehicle Trips - Trip Rates per Scoping Agreement; Truck Lengh 40 miles per SCAQMD.

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

Water And Wastewater - Per Design Consideration Report

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	20.00	22.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	230.00	190.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.22
tblFleetMix	LDA	0.54	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	4.2000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1100e-004	4.0000e-004
tblFleetMix	SBUS	1.0970e-003	9.0000e-004

First Industrial Warehouse at Day Street - 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	UBUS	3.0900e-004	3.0000e-004
tblGrading	MaterialImported	0.00	6,500.00
tblLandUse	LandUseSquareFeet	164,970.00	164,968.00
tblLandUse	LandUseSquareFeet	44,430.00	44,431.00
tblLandUse	LandUseSquareFeet	186,870.00	186,872.00
tblLandUse	LotAcreage	3.79	3.71
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	813.00	812.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.30
tblVehicleTrips	CW_TTP	59.00	64.70
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	38,149,312.50	1,320,495.00
tblWater	OutdoorWaterUseRate	0.00	249,370.00

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.9243	43.3380	33.5803	0.0992	10.4758	1.6460	12.1218	3.9937	1.5291	5.5227	0.0000	9,903.2107	9,903.2107	1.9700	0.5123	10,105.1381
2024	44.6143	23.5654	33.6261	0.0736	2.7429	1.0013	3.7442	0.7372	0.9410	1.6782	0.0000	7,247.8768	7,247.8768	1.0975	0.2271	7,342.9874
Maximum	44.6143	43.3380	33.6261	0.0992	10.4758	1.6460	12.1218	3.9937	1.5291	5.5227	0.0000	9,903.2107	9,903.2107	1.9700	0.5123	10,105.1381

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	3.9243	43.3380	33.5803	0.0992	4.8281	1.6460	6.4741	1.7598	1.5291	3.2889	0.0000	9,903.2107	9,903.2107	1.9700	0.5123	10,105.1381
2024	44.6143	23.5654	33.6261	0.0736	2.7429	1.0013	3.7442	0.7372	0.9410	1.6782	0.0000	7,247.8768	7,247.8768	1.0975	0.2271	7,342.9874
Maximum	44.6143	43.3380	33.6261	0.0992	4.8281	1.6460	6.4741	1.7598	1.5291	3.2889	0.0000	9,903.2107	9,903.2107	1.9700	0.5123	10,105.1381

First Industrial Warehouse at Day Street - 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	42.72	0.00	35.60	47.22	0.00	31.02	0.00	0.00	0.00	0.00	0.00	0.00

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Energy	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Mobile	1.1773	11.0756	14.8509	0.0827	5.6754	0.1310	5.8064	1.5434	0.1248	1.6682		8,654.8849	8,654.8849	0.2239	0.9658	8,948.3000
Total	4.9758	11.1650	14.9661	0.0832	5.6754	0.1379	5.8133	1.5434	0.1317	1.6752		8,761.8486	8,761.8486	0.2262	0.9678	9,055.9044

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Energy	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Mobile	1.1773	11.0756	14.8509	0.0827	5.6754	0.1310	5.8064	1.5434	0.1248	1.6682		8,654.8849	8,654.8849	0.2239	0.9658	8,948.3000
Total	4.9758	11.1650	14.9661	0.0832	5.6754	0.1379	5.8133	1.5434	0.1317	1.6752		8,761.8486	8,761.8486	0.2262	0.9678	9,055.9044

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2023	6/30/2023	5	22	
2	Grading	Grading	7/1/2023	7/21/2023	5	15	
3	Building Construction	Building Construction	7/22/2023	4/12/2024	5	190	
4	Paving	Paving	3/18/2024	4/12/2024	5	20	
5	Architectural Coating	Architectural Coating	3/18/2024	4/12/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 45

Acres of Paving: 5.31

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 247,452; Non-Residential Outdoor: 82,484; Striped Parking Area: 13,878 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Crushing/Proc. Equipment	1	8.00	85	0.78
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
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
Demolition	5	13.00	2.00	288.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	2.00	812.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	166.00	65.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	33.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

3.2 Demolition - 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					2.8461	0.0000	2.8461	0.4309	0.0000	0.4309			0.0000			0.0000
Off-Road	2.0804	19.9358	16.3856	0.0337		0.9217	0.9217		0.8583	0.8583		3,246.8784	3,246.8784	0.8876		3,269.0690
Total	2.0804	19.9358	16.3856	0.0337	2.8461	0.9217	3.7679	0.4309	0.8583	1.2892		3,246.8784	3,246.8784	0.8876		3,269.0690

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	0.0263	1.3852	0.3671	7.2000e-003	0.2291	0.0158	0.2449	0.0628	0.0151	0.0779		769.3702	769.3702	0.0108	0.1212	805.7674
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	0.0445	0.0304	0.3862	1.1600e-003	0.1453	6.8000e-004	0.1460	0.0385	6.3000e-004	0.0392		117.0551	117.0551	2.9800e-003	3.1200e-003	118.0596
Total	0.0729	1.4849	0.7811	8.7100e-003	0.3872	0.0171	0.4043	0.1050	0.0163	0.1213		923.5715	923.5715	0.0141	0.1298	962.6196

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

3.2 Demolition - 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					1.1100	0.0000	1.1100	0.1681	0.0000	0.1681			0.0000			0.0000
Off-Road	2.0804	19.9358	16.3856	0.0337		0.9217	0.9217		0.8583	0.8583	0.0000	3,246.878 4	3,246.878 4	0.8876		3,269.069 0
Total	2.0804	19.9358	16.3856	0.0337	1.1100	0.9217	2.0317	0.1681	0.8583	1.0263	0.0000	3,246.878 4	3,246.878 4	0.8876		3,269.069 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	0.0263	1.3852	0.3671	7.2000e-003	0.2291	0.0158	0.2449	0.0628	0.0151	0.0779		769.3702	769.3702	0.0108	0.1212	805.7674
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	0.0445	0.0304	0.3862	1.1600e-003	0.1453	6.8000e-004	0.1460	0.0385	6.3000e-004	0.0392		117.0551	117.0551	2.9800e-003	3.1200e-003	118.0596
Total	0.0729	1.4849	0.7811	8.7100e-003	0.3872	0.0171	0.4043	0.1050	0.0163	0.1213		923.5715	923.5715	0.0141	0.1298	962.6196

First Industrial Warehouse at Day Street - 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 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					9.2585	0.0000	9.2585	3.6621	0.0000	3.6621			0.0000			0.0000
Off-Road	3.7346	37.4868	31.3513	0.0671		1.5789	1.5789		1.4649	1.4649		6,477.478 7	6,477.478 7	1.9198		6,525.473 3
Total	3.7346	37.4868	31.3513	0.0671	9.2585	1.5789	10.8373	3.6621	1.4649	5.1270		6,477.478 7	6,477.478 7	1.9198		6,525.473 3

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	0.1089	5.7281	1.5179	0.0298	0.9474	0.0653	1.0128	0.2597	0.0625	0.3223		3,181.488 4	3,181.488 4	0.0446	0.5013	3,331.997 6
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	0.0787	0.0538	0.6833	2.0500e-003	0.2571	1.2000e-003	0.2583	0.0682	1.1100e-003	0.0693		207.0974	207.0974	5.2700e-003	5.5200e-003	208.8747
Total	0.1897	5.8512	2.2290	0.0322	1.2173	0.0671	1.2844	0.3316	0.0642	0.3958		3,425.732 0	3,425.732 0	0.0502	0.5123	3,579.664 8

First Industrial Warehouse at Day Street - 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 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					3.6108	0.0000	3.6108	1.4282	0.0000	1.4282			0.0000			0.0000
Off-Road	3.7346	37.4868	31.3513	0.0671		1.5789	1.5789		1.4649	1.4649	0.0000	6,477.478 7	6,477.478 7	1.9198		6,525.473 3
Total	3.7346	37.4868	31.3513	0.0671	3.6108	1.5789	5.1897	1.4282	1.4649	2.8931	0.0000	6,477.478 7	6,477.478 7	1.9198		6,525.473 3

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	0.1089	5.7281	1.5179	0.0298	0.9474	0.0653	1.0128	0.2597	0.0625	0.3223		3,181.488 4	3,181.488 4	0.0446	0.5013	3,331.997 6
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	0.0787	0.0538	0.6833	2.0500e-003	0.2571	1.2000e-003	0.2583	0.0682	1.1100e-003	0.0693		207.0974	207.0974	5.2700e-003	5.5200e-003	208.8747
Total	0.1897	5.8512	2.2290	0.0322	1.2173	0.0671	1.2844	0.3316	0.0642	0.3958		3,425.732 0	3,425.732 0	0.0502	0.5123	3,579.664 8

First Industrial Warehouse at Day Street - 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 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	0.0679	2.2521	0.9038	0.0114	0.4163	0.0186	0.4349	0.1199	0.0178	0.1376		1,207.2502	1,207.2502	0.0120	0.1786	1,260.7580
Worker	0.5681	0.3886	4.9318	0.0148	1.8555	8.6800e-003	1.8642	0.4921	7.9900e-003	0.5001		1,494.7029	1,494.7029	0.0380	0.0399	1,507.5305
Total	0.6359	2.6407	5.8356	0.0262	2.2718	0.0272	2.2991	0.6120	0.0258	0.6377		2,701.9531	2,701.9531	0.0501	0.2184	2,768.2884

First Industrial Warehouse at Day Street - 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 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	0.0679	2.2521	0.9038	0.0114	0.4163	0.0186	0.4349	0.1199	0.0178	0.1376		1,207.2502	1,207.2502	0.0120	0.1786	1,260.7580
Worker	0.5681	0.3886	4.9318	0.0148	1.8555	8.6800e-003	1.8642	0.4921	7.9900e-003	0.5001		1,494.7029	1,494.7029	0.0380	0.0399	1,507.5305
Total	0.6359	2.6407	5.8356	0.0262	2.2718	0.0272	2.2991	0.6120	0.0258	0.6377		2,701.9531	2,701.9531	0.0501	0.2184	2,768.2884

First Industrial Warehouse at Day Street - 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 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	0.0667	2.2524	0.8937	0.0112	0.4163	0.0184	0.4348	0.1199	0.0176	0.1375		1,188.6645	1,188.6645	0.0125	0.1755	1,241.2830
Worker	0.5310	0.3460	4.6123	0.0143	1.8555	8.2800e-003	1.8638	0.4921	7.6200e-003	0.4997		1,447.3982	1,447.3982	0.0345	0.0370	1,459.2922
Total	0.5978	2.5984	5.5060	0.0255	2.2718	0.0267	2.2985	0.6120	0.0253	0.6372		2,636.0626	2,636.0626	0.0470	0.2126	2,700.5751

First Industrial Warehouse at Day Street - 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 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	0.0667	2.2524	0.8937	0.0112	0.4163	0.0184	0.4348	0.1199	0.0176	0.1375		1,188.6645	1,188.6645	0.0125	0.1755	1,241.2830
Worker	0.5310	0.3460	4.6123	0.0143	1.8555	8.2800e-003	1.8638	0.4921	7.6200e-003	0.4997		1,447.3982	1,447.3982	0.0345	0.0370	1,459.2922
Total	0.5978	2.5984	5.5060	0.0255	2.2718	0.0267	2.2985	0.6120	0.0253	0.6372		2,636.0626	2,636.0626	0.0470	0.2126	2,700.5751

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

3.5 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.1336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6277	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155		1,103.7736	1,103.7736	0.3570		1,112.6982

Unmitigated Construction Off-Site

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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

3.5 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4941	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982
Paving	0.1336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6277	4.7623	7.3129	0.0114		0.2343	0.2343		0.2155	0.2155	0.0000	1,103.7736	1,103.7736	0.3570		1,112.6982

Mitigated Construction Off-Site

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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

3.6 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	41.4476					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	41.6886	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	0.1056	0.0688	0.9169	2.8500e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		287.7358	287.7358	6.8600e-003	7.3600e-003	290.1003
Total	0.1056	0.0688	0.9169	2.8500e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		287.7358	287.7358	6.8600e-003	7.3600e-003	290.1003

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

3.6 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	41.4476					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	41.6886	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	0.1056	0.0688	0.9169	2.8500e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		287.7358	287.7358	6.8600e-003	7.3600e-003	290.1003
Total	0.1056	0.0688	0.9169	2.8500e-003	0.3689	1.6500e-003	0.3705	0.0978	1.5100e-003	0.0993		287.7358	287.7358	6.8600e-003	7.3600e-003	290.1003

First Industrial Warehouse at Day Street - 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	1.1773	11.0756	14.8509	0.0827	5.6754	0.1310	5.8064	1.5434	0.1248	1.6682		8,654.8849	8,654.8849	0.2239	0.9658	8,948.3000
Unmitigated	1.1773	11.0756	14.8509	0.0827	5.6754	0.1310	5.8064	1.5434	0.1248	1.6682		8,654.8849	8,654.8849	0.2239	0.9658	8,948.3000

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	282.10	282.10	282.10	2,552,743	2,552,743
Total	282.10	282.10	282.10	2,552,743	2,552,743

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	40.00	64.70	0.00	35.30	100	0	0

First Industrial Warehouse at Day Street - 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	0.435700	0.045500	0.140300	0.000000	0.000000	0.060100	0.074200	0.219100	0.000400	0.000300	0.019300	0.000900	0.004200

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
NaturalGas Unmitigated	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	908.454	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Total		9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121

First Industrial Warehouse at Day Street - 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	0.908454	9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121
Total		9.8000e-003	0.0891	0.0748	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		106.8769	106.8769	2.0500e-003	1.9600e-003	107.5121

6.0 Area Detail

6.1 Mitigation Measures Area

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Unmitigated	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924

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	0.4366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3483					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.7300e-003	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Total	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924

First Industrial Warehouse at Day Street - 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	0.4366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3483					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.7300e-003	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924
Total	3.7886	3.7000e-004	0.0404	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		0.0867	0.0867	2.3000e-004		0.0924

7.0 Water Detail

7.1 Mitigation Measures Water

First Industrial Warehouse at Day Street - Riverside-South Coast County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

First Industrial Warehouse at Day Street

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	164.97	1000sqft	3.71	164,968.00	0
Other Asphalt Surfaces	44.43	1000sqft	1.02	44,431.00	0
Other Non-Asphalt Surfaces	186.87	1000sqft	4.29	186,872.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan and offsite improvement area

Construction Phase - Per Applicant

Off-road Equipment - 8hr workday

Off-road Equipment - 8hr workday

Off-road Equipment - Per Applicant

Off-road Equipment - Per Applicant

Off-road Equipment - Per Applicant

Trips and VMT - Two (2) one-way vendor trips added to demolition, grading, and paving activities to account for water truck trips per Rule 403.

Demolition - 63,220 SF of existing building will be demolished.

First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

Grading - 6,5000 of import. Per Plot Plan.

Architectural Coating - Per Rule 1113

Vehicle Trips - Trip Rates per Scoping Agreement; Truck Lengh 40 miles per SCAQMD.

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

Water And Wastewater - Per Design Consideration Report

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	20.00	22.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	230.00	190.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.22
tblFleetMix	LDA	0.54	0.44
tblFleetMix	LDT1	0.06	0.05
tblFleetMix	LDT2	0.17	0.14
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.1910e-003	0.06
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.1890e-003	4.2000e-003
tblFleetMix	MHD	0.01	0.07
tblFleetMix	OBUS	6.1100e-004	4.0000e-004
tblFleetMix	SBUS	1.0970e-003	9.0000e-004

First Industrial Warehouse at Day Street - 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	UBUS	3.0900e-004	3.0000e-004
tblGrading	MaterialImported	0.00	6,500.00
tblLandUse	LandUseSquareFeet	164,970.00	164,968.00
tblLandUse	LandUseSquareFeet	44,430.00	44,431.00
tblLandUse	LandUseSquareFeet	186,870.00	186,872.00
tblLandUse	LotAcreage	3.79	3.71
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	813.00	812.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CNW_TL	6.90	40.00
tblVehicleTrips	CNW_TTP	41.00	35.30
tblVehicleTrips	CW_TTP	59.00	64.70
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	38,149,312.50	1,320,495.00
tblWater	OutdoorWaterUseRate	0.00	249,370.00

First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

2.0 Emissions Summary

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	0.1844	1.5992	1.7862	4.3900e-003	0.2425	0.0673	0.3097	0.0705	0.0630	0.1335	0.0000	394.5263	394.5263	0.0598	0.0162	400.8482
2024	0.5046	0.7033	0.9707	2.2400e-003	0.0885	0.0288	0.1173	0.0238	0.0271	0.0509	0.0000	201.0005	201.0005	0.0277	7.3800e-003	203.8914
Maximum	0.5046	1.5992	1.7862	4.3900e-003	0.2425	0.0673	0.3097	0.0705	0.0630	0.1335	0.0000	394.5263	394.5263	0.0598	0.0162	400.8482

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	0.1844	1.5992	1.7862	4.3900e-003	0.1810	0.0673	0.2483	0.0508	0.0630	0.1138	0.0000	394.5260	394.5260	0.0598	0.0162	400.8479
2024	0.5046	0.7033	0.9707	2.2400e-003	0.0885	0.0288	0.1173	0.0238	0.0271	0.0509	0.0000	201.0004	201.0004	0.0277	7.3800e-003	203.8913
Maximum	0.5046	1.5992	1.7862	4.3900e-003	0.1810	0.0673	0.2483	0.0508	0.0630	0.1138	0.0000	394.5260	394.5260	0.0598	0.0162	400.8479

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	18.57	0.00	14.39	20.84	0.00	10.65	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2023	8-31-2023	0.9010	0.9010
2	9-1-2023	11-30-2023	0.6615	0.6615
3	12-1-2023	2-29-2024	0.6369	0.6369
4	3-1-2024	5-31-2024	0.7492	0.7492
		Highest	0.9010	0.9010

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	0.6912	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105
Energy	1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	99.9266	99.9266	7.2800e-003	1.1700e-003	100.4560
Mobile	0.2169	2.0162	2.7880	0.0151	1.0167	0.0238	1.0405	0.2769	0.0227	0.2996	0.0000	1,436.3108	1,436.3108	0.0371	0.1594	1,484.7374
Waste						0.0000	0.0000		0.0000	0.0000	31.4778	0.0000	31.4778	1.8603	0.0000	77.9849
Water						0.0000	0.0000		0.0000	0.0000	0.4189	3.5406	3.9596	0.0433	1.0500e-003	5.3563
Total	0.9099	2.0325	2.8067	0.0152	1.0167	0.0251	1.0418	0.2769	0.0239	0.3009	31.8967	1,539.7878	1,571.6846	1.9480	0.1616	1,668.5451

First Industrial Warehouse at Day Street - 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	0.6912	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105
Energy	1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	99.9266	99.9266	7.2800e-003	1.1700e-003	100.4560
Mobile	0.2169	2.0162	2.7880	0.0151	1.0167	0.0238	1.0405	0.2769	0.0227	0.2996	0.0000	1,436.3108	1,436.3108	0.0371	0.1594	1,484.7374
Waste						0.0000	0.0000		0.0000	0.0000	19.8310	0.0000	19.8310	1.1720	0.0000	49.1305
Water						0.0000	0.0000		0.0000	0.0000	0.4189	3.5406	3.9596	0.0433	1.0500e-003	5.3563
Total	0.9099	2.0325	2.8067	0.0152	1.0167	0.0251	1.0418	0.2769	0.0239	0.3009	20.2500	1,539.7878	1,560.0378	1.2597	0.1616	1,639.6906

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.51	0.00	0.74	35.33	0.00	1.73

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2023	6/30/2023	5	22	
2	Grading	Grading	7/1/2023	7/21/2023	5	15	
3	Building Construction	Building Construction	7/22/2023	4/12/2024	5	190	

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4	Paving	Paving	3/18/2024	4/12/2024	5	20
5	Architectural Coating	Architectural Coating	3/18/2024	4/12/2024	5	20

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 45

Acres of Paving: 5.31

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 247,452; Non-Residential Outdoor: 82,484; Striped Parking Area: 13,878 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Crushing/Proc. Equipment	1	8.00	85	0.78
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
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

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Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	2.00	288.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	2.00	812.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	166.00	65.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	33.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 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					0.0313	0.0000	0.0313	4.7400e-003	0.0000	4.7400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0229	0.2193	0.1802	3.7000e-004		0.0101	0.0101		9.4400e-003	9.4400e-003	0.0000	32.4007	32.4007	8.8600e-003	0.0000	32.6221
Total	0.0229	0.2193	0.1802	3.7000e-004	0.0313	0.0101	0.0415	4.7400e-003	9.4400e-003	0.0142	0.0000	32.4007	32.4007	8.8600e-003	0.0000	32.6221

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0152	3.9900e-003	8.0000e-005	2.4800e-003	1.7000e-004	2.6600e-003	6.8000e-004	1.7000e-004	8.5000e-004	0.0000	7.6706	7.6706	1.1000e-004	1.2100e-003	8.0335
Vendor	2.0000e-005	7.5000e-004	3.0000e-004	0.0000	1.4000e-004	1.0000e-005	1.5000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.3702	0.3702	0.0000	5.0000e-005	0.3866
Worker	4.6000e-004	3.4000e-004	4.4800e-003	1.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.2000e-004	0.0000	1.1953	1.1953	3.0000e-005	3.0000e-005	1.2055
Total	7.8000e-004	0.0163	8.7700e-003	9.0000e-005	4.1900e-003	1.9000e-004	4.3900e-003	1.1400e-003	1.9000e-004	1.3200e-003	0.0000	9.2360	9.2360	1.4000e-004	1.2900e-003	9.6255

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					0.0122	0.0000	0.0122	1.8500e-003	0.0000	1.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0229	0.2193	0.1802	3.7000e-004		0.0101	0.0101		9.4400e-003	9.4400e-003	0.0000	32.4007	32.4007	8.8600e-003	0.0000	32.6221
Total	0.0229	0.2193	0.1802	3.7000e-004	0.0122	0.0101	0.0224	1.8500e-003	9.4400e-003	0.0113	0.0000	32.4007	32.4007	8.8600e-003	0.0000	32.6221

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3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0152	3.9900e-003	8.0000e-005	2.4800e-003	1.7000e-004	2.6600e-003	6.8000e-004	1.7000e-004	8.5000e-004	0.0000	7.6706	7.6706	1.1000e-004	1.2100e-003	8.0335
Vendor	2.0000e-005	7.5000e-004	3.0000e-004	0.0000	1.4000e-004	1.0000e-005	1.5000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.3702	0.3702	0.0000	5.0000e-005	0.3866
Worker	4.6000e-004	3.4000e-004	4.4800e-003	1.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.2000e-004	0.0000	1.1953	1.1953	3.0000e-005	3.0000e-005	1.2055
Total	7.8000e-004	0.0163	8.7700e-003	9.0000e-005	4.1900e-003	1.9000e-004	4.3900e-003	1.1400e-003	1.9000e-004	1.3200e-003	0.0000	9.2360	9.2360	1.4000e-004	1.2900e-003	9.6255

3.3 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					0.0694	0.0000	0.0694	0.0275	0.0000	0.0275	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0280	0.2812	0.2351	5.0000e-004		0.0118	0.0118		0.0110	0.0110	0.0000	44.0720	44.0720	0.0131	0.0000	44.3986
Total	0.0280	0.2812	0.2351	5.0000e-004	0.0694	0.0118	0.0813	0.0275	0.0110	0.0385	0.0000	44.0720	44.0720	0.0131	0.0000	44.3986

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3.3 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.6000e-004	0.0428	0.0113	2.2000e-004	7.0000e-003	4.9000e-004	7.4900e-003	1.9200e-003	4.7000e-004	2.3900e-003	0.0000	21.6269	21.6269	3.1000e-004	3.4100e-003	22.6501
Vendor	2.0000e-005	5.1000e-004	2.0000e-004	0.0000	9.0000e-005	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.2524	0.2524	0.0000	4.0000e-005	0.2636
Worker	5.6000e-004	4.1000e-004	5.4000e-003	2.0000e-005	1.9000e-003	1.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.4419	1.4419	4.0000e-005	4.0000e-005	1.4542
Total	1.4400e-003	0.0437	0.0169	2.4000e-004	8.9900e-003	5.0000e-004	9.5000e-003	2.4500e-003	4.8000e-004	2.9300e-003	0.0000	23.3211	23.3211	3.5000e-004	3.4900e-003	24.3678

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					0.0271	0.0000	0.0271	0.0107	0.0000	0.0107	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0280	0.2812	0.2351	5.0000e-004		0.0118	0.0118		0.0110	0.0110	0.0000	44.0720	44.0720	0.0131	0.0000	44.3985
Total	0.0280	0.2812	0.2351	5.0000e-004	0.0271	0.0118	0.0389	0.0107	0.0110	0.0217	0.0000	44.0720	44.0720	0.0131	0.0000	44.3985

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3.3 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.6000e-004	0.0428	0.0113	2.2000e-004	7.0000e-003	4.9000e-004	7.4900e-003	1.9200e-003	4.7000e-004	2.3900e-003	0.0000	21.6269	21.6269	3.1000e-004	3.4100e-003	22.6501
Vendor	2.0000e-005	5.1000e-004	2.0000e-004	0.0000	9.0000e-005	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.2524	0.2524	0.0000	4.0000e-005	0.2636
Worker	5.6000e-004	4.1000e-004	5.4000e-003	2.0000e-005	1.9000e-003	1.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.4419	1.4419	4.0000e-005	4.0000e-005	1.4542
Total	1.4400e-003	0.0437	0.0169	2.4000e-004	8.9900e-003	5.0000e-004	9.5000e-003	2.4500e-003	4.8000e-004	2.9300e-003	0.0000	23.3211	23.3211	3.5000e-004	3.4900e-003	24.3678

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0962	0.8877	0.9953	1.6600e-003		0.0430	0.0430		0.0404	0.0404	0.0000	142.8306	142.8306	0.0348	0.0000	143.7005
Total	0.0962	0.8877	0.9953	1.6600e-003		0.0430	0.0430		0.0404	0.0404	0.0000	142.8306	142.8306	0.0348	0.0000	143.7005

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3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0500e-003	0.1281	0.0511	6.5000e-004	0.0236	1.0700e-003	0.0247	6.8100e-003	1.0200e-003	7.8300e-003	0.0000	62.8836	62.8836	6.4000e-004	9.3000e-003	65.6704
Worker	0.0310	0.0229	0.2988	8.7000e-004	0.1049	5.0000e-004	0.1054	0.0279	4.6000e-004	0.0283	0.0000	79.7822	79.7822	1.9900e-003	2.1200e-003	80.4632
Total	0.0350	0.1511	0.3499	1.5200e-003	0.1285	1.5700e-003	0.1301	0.0347	1.4800e-003	0.0362	0.0000	142.6658	142.6658	2.6300e-003	0.0114	146.1337

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	0.0962	0.8877	0.9953	1.6600e-003		0.0430	0.0430		0.0404	0.0404	0.0000	142.8305	142.8305	0.0348	0.0000	143.7003
Total	0.0962	0.8877	0.9953	1.6600e-003		0.0430	0.0430		0.0404	0.0404	0.0000	142.8305	142.8305	0.0348	0.0000	143.7003

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3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0500e-003	0.1281	0.0511	6.5000e-004	0.0236	1.0700e-003	0.0247	6.8100e-003	1.0200e-003	7.8300e-003	0.0000	62.8836	62.8836	6.4000e-004	9.3000e-003	65.6704
Worker	0.0310	0.0229	0.2988	8.7000e-004	0.1049	5.0000e-004	0.1054	0.0279	4.6000e-004	0.0283	0.0000	79.7822	79.7822	1.9900e-003	2.1200e-003	80.4632
Total	0.0350	0.1511	0.3499	1.5200e-003	0.1285	1.5700e-003	0.1301	0.0347	1.4800e-003	0.0362	0.0000	142.6658	142.6658	2.6300e-003	0.0114	146.1337

3.4 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	0.0588	0.5409	0.6460	1.0800e-003		0.0246	0.0246		0.0231	0.0231	0.0000	93.1694	93.1694	0.0226	0.0000	93.7338
Total	0.0588	0.5409	0.6460	1.0800e-003		0.0246	0.0246		0.0231	0.0231	0.0000	93.1694	93.1694	0.0226	0.0000	93.7338

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3.4 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6000e-003	0.0836	0.0329	4.2000e-004	0.0154	6.9000e-004	0.0161	4.4400e-003	6.6000e-004	5.1000e-003	0.0000	40.3793	40.3793	4.3000e-004	5.9600e-003	42.1665
Worker	0.0189	0.0133	0.1823	5.5000e-004	0.0684	3.1000e-004	0.0687	0.0182	2.9000e-004	0.0185	0.0000	50.3844	50.3844	1.1800e-003	1.2800e-003	50.7962
Total	0.0215	0.0969	0.2152	9.7000e-004	0.0838	1.0000e-003	0.0848	0.0226	9.5000e-004	0.0236	0.0000	90.7637	90.7637	1.6100e-003	7.2400e-003	92.9627

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	0.0588	0.5409	0.6460	1.0800e-003		0.0246	0.0246		0.0231	0.0231	0.0000	93.1693	93.1693	0.0226	0.0000	93.7337
Total	0.0588	0.5409	0.6460	1.0800e-003		0.0246	0.0246		0.0231	0.0231	0.0000	93.1693	93.1693	0.0226	0.0000	93.7337

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3.4 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6000e-003	0.0836	0.0329	4.2000e-004	0.0154	6.9000e-004	0.0161	4.4400e-003	6.6000e-004	5.1000e-003	0.0000	40.3793	40.3793	4.3000e-004	5.9600e-003	42.1665
Worker	0.0189	0.0133	0.1823	5.5000e-004	0.0684	3.1000e-004	0.0687	0.0182	2.9000e-004	0.0185	0.0000	50.3844	50.3844	1.1800e-003	1.2800e-003	50.7962
Total	0.0215	0.0969	0.2152	9.7000e-004	0.0838	1.0000e-003	0.0848	0.0226	9.5000e-004	0.0236	0.0000	90.7637	90.7637	1.6100e-003	7.2400e-003	92.9627

3.5 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	1.3400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.2800e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942

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3.5 Paving - 2024

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	1.3400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.2800e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942

First Industrial Warehouse at Day Street - 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 Paving - 2024

Mitigated Construction Off-Site

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

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4145					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	0.4169	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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	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	1.0000e-003	7.1000e-004	9.6600e-003	3.0000e-005	3.6300e-003	2.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.6710	2.6710	6.0000e-005	7.0000e-005	2.6928
Total	1.0000e-003	7.1000e-004	9.6600e-003	3.0000e-005	3.6300e-003	2.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.6710	2.6710	6.0000e-005	7.0000e-005	2.6928

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	0.4145					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	0.4169	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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	0.0000
Worker	1.0000e-003	7.1000e-004	9.6600e-003	3.0000e-005	3.6300e-003	2.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.6710	2.6710	6.0000e-005	7.0000e-005	2.6928	
Total	1.0000e-003	7.1000e-004	9.6600e-003	3.0000e-005	3.6300e-003	2.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.6710	2.6710	6.0000e-005	7.0000e-005	2.6928	

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

First Industrial Warehouse at Day Street - 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	0.2169	2.0162	2.7880	0.0151	1.0167	0.0238	1.0405	0.2769	0.0227	0.2996	0.0000	1,436.3108	1,436.3108	0.0371	0.1594	1,484.7374
Unmitigated	0.2169	2.0162	2.7880	0.0151	1.0167	0.0238	1.0405	0.2769	0.0227	0.2996	0.0000	1,436.3108	1,436.3108	0.0371	0.1594	1,484.7374

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	282.10	282.10	282.10	2,552,743	2,552,743
Total	282.10	282.10	282.10	2,552,743	2,552,743

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	40.00	64.70	0.00	35.30	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

First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

Unrefrigerated Warehouse-No Rail	0.435700	0.045500	0.140300	0.000000	0.000000	0.060100	0.074200	0.219100	0.000400	0.000300	0.019300	0.000900	0.004200
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	82.2319	82.2319	6.9400e-003	8.4000e-004	82.6561
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	82.2319	82.2319	6.9400e-003	8.4000e-004	82.6561
NaturalGas Mitigated	1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	17.6947	17.6947	3.4000e-004	3.2000e-004	17.7998
NaturalGas Unmitigated	1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	17.6947	17.6947	3.4000e-004	3.2000e-004	17.7998

First Industrial Warehouse at Day Street - 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	331586	1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	17.6947	17.6947	3.4000e-004	3.2000e-004	17.7998
Total		1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	17.6947	17.6947	3.4000e-004	3.2000e-004	17.7998

First Industrial Warehouse at Day Street - 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	331586	1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	17.6947	17.6947	3.4000e-004	3.2000e-004	17.7998
Total		1.7900e-003	0.0163	0.0137	1.0000e-004		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	17.6947	17.6947	3.4000e-004	3.2000e-004	17.7998

First Industrial Warehouse at Day Street - 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	15550.8	2.7579	2.3000e-004	3.0000e-005	2.7721
Other Non-Asphalt Surfaces	65405.2	11.5993	9.8000e-004	1.2000e-004	11.6592
Unrefrigerated Warehouse-No Rail	382726	67.8747	5.7300e-003	6.9000e-004	68.2249
Total		82.2319	6.9400e-003	8.4000e-004	82.6561

First Industrial Warehouse at Day Street - 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	15550.8	2.7579	2.3000e-004	3.0000e-005	2.7721
Other Non-Asphalt Surfaces	65405.2	11.5993	9.8000e-004	1.2000e-004	11.6592
Unrefrigerated Warehouse-No Rail	382726	67.8747	5.7300e-003	6.9000e-004	68.2249
Total		82.2319	6.9400e-003	8.4000e-004	82.6561

6.0 Area Detail

6.1 Mitigation Measures Area

First Industrial Warehouse at Day Street - 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	0.6912	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105
Unmitigated	0.6912	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105
Total	0.6912	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105

First Industrial Warehouse at Day Street - 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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105
Total	0.6912	5.0000e-005	5.0500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.8300e-003	9.8300e-003	3.0000e-005	0.0000	0.0105

7.0 Water Detail

7.1 Mitigation Measures Water

First Industrial Warehouse at Day Street - 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	3.9596	0.0433	1.0500e-003	5.3563
Unmitigated	3.9596	0.0433	1.0500e-003	5.3563

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	1.3205 / 0.24937	3.9596	0.0433	1.0500e-003	5.3563
Total		3.9596	0.0433	1.0500e-003	5.3563

First Industrial Warehouse at Day Street - 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	1.3205 / 0.24937	3.9596	0.0433	1.0500e-003	5.3563
Total		3.9596	0.0433	1.0500e-003	5.3563

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

First Industrial Warehouse at Day Street - 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	19.8310	1.1720	0.0000	49.1305
Unmitigated	31.4778	1.8603	0.0000	77.9849

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	155.07	31.4778	1.8603	0.0000	77.9849
Total		31.4778	1.8603	0.0000	77.9849

First Industrial Warehouse at Day Street - 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	97.6941	19.8310	1.1720	0.0000	49.1305
Total		19.8310	1.1720	0.0000	49.1305

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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First Industrial Warehouse at Day Street - Riverside-South Coast County, Annual

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

11.0 Vegetation

CalEEMod Outputs for Operational LST
and
Particulate Matter Idling Calculations

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**First Industrial Warehouse at Day Street (Op LST)**

Riverside-South Coast County, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	164.97	1000sqft	3.71	164,968.00	0
Other Asphalt Surfaces	44.43	1000sqft	1.02	44,431.00	0
Other Non-Asphalt Surfaces	186.87	1000sqft	4.29	186,872.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan and offsite improvement area

Construction Phase - Construction not Modeled.

Off-road Equipment - 8hr workday

Off-road Equipment - Construction not modeled.

Trips and VMT -

Demolition -

Grading -

Architectural Coating -

Vehicle Trips - Trip Rates per Scoping Agreement. Model onsite truck travel.

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

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Summer

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

Water And Wastewater - Per Design Consideration Report

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
tblConstructionPhase	NumDays	20.00	0.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.62
tblFleetMix	LDA	0.54	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
tblLandUse	LandUseSquareFeet	164,970.00	164,968.00
tblLandUse	LandUseSquareFeet	44,430.00	44,431.00
tblLandUse	LandUseSquareFeet	186,870.00	186,872.00
tblLandUse	LotAcreage	3.79	3.71
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	CNW_TL	6.90	0.27
tblVehicleTrips	CNW_TTP	41.00	100.00

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Summer

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

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	38,149,312.50	1,320,495.00
tblWater	OutdoorWaterUseRate	0.00	249,370.00

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0937	1.3954	1.2096	2.3300e-003	0.0240	1.6200e-003	0.0256	6.7500e-003	1.5500e-003	8.3100e-003		247.8155	247.8155	5.5700e-003	0.0390	259.5650
Unmitigated	0.0937	1.3954	1.2096	2.3300e-003	0.0240	1.6200e-003	0.0256	6.7500e-003	1.5500e-003	8.3100e-003		247.8155	247.8155	5.5700e-003	0.0390	259.5650

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	98.98	98.98	98.98	9,728	9,728
Total	98.98	98.98	98.98	9,728	9,728

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	0.27	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	0.170000	0.210000	0.620000	0.000000	0.000000	0.000000	0.000000	0.000000

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Winter

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

First Industrial Warehouse at Day Street (Op LST)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	164.97	1000sqft	3.71	164,968.00	0
Other Asphalt Surfaces	44.43	1000sqft	1.02	44,431.00	0
Other Non-Asphalt Surfaces	186.87	1000sqft	4.29	186,872.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Per Site Plan and offsite improvement area
- Construction Phase - Construction not Modeled.
- Off-road Equipment - 8hr workday
- Off-road Equipment - Construction not modeled.
- Trips and VMT -
- Demolition -
- Grading -
- Architectural Coating -
- Vehicle Trips - Trip Rates per Scoping Agreement. Model onsite truck travel.

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Winter

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

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

Water And Wastewater - Per Design Consideration Report

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
tblConstructionPhase	NumDays	20.00	0.00
tblEnergyUse	LightingElect	0.00	0.35
tblEnergyUse	LightingElect	0.00	0.35
tblFleetMix	HHD	0.02	0.62
tblFleetMix	LDA	0.54	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
tblLandUse	LandUseSquareFeet	164,970.00	164,968.00
tblLandUse	LandUseSquareFeet	44,430.00	44,431.00
tblLandUse	LandUseSquareFeet	186,870.00	186,872.00
tblLandUse	LotAcreage	3.79	3.71
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	CNW_TL	6.90	0.27
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	38,149,312.50	1,320,495.00
tblWater	OutdoorWaterUseRate	0.00	249,370.00

First Industrial Warehouse at Day Street (Op LST) - Riverside-South Coast County, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	0.0829	1.5075	1.2540	2.3900e-003	0.0240	1.7300e-003	0.0257	6.7500e-003	1.6600e-003	8.4100e-003		253.3915	253.3915	5.0900e-003	0.0399	265.3967
Unmitigated	0.0829	1.5075	1.2540	2.3900e-003	0.0240	1.7300e-003	0.0257	6.7500e-003	1.6600e-003	8.4100e-003		253.3915	253.3915	5.0900e-003	0.0399	265.3967

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	98.98	98.98	98.98	9,728	9,728
Total	98.98	98.98	98.98	9,728	9,728

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	0.27	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	0.00518
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	0.00518
Unrefrigerated Warehouse-No Rail	0.000000	0.000000	0.000000	0.000000	0.000000	0.170000	0.210000	0.620000	0.000000	0.000000	0.000000	0.000000	0.000000

Particulate Matter Idling Emissions Calculations for Operation LST

Pollutant	Emission Factor*	Idling Time	Daily Truck Trips**	Idling Emissions	Idling Emissions
	(g/hr-veh)	(min)		(g/day)	(lb/day)
LHDT2					
PM-10	0.788814727	15	17	3.3524626	0.007390953
PM-2.5	0.754690951	15	17	3.2074365	0.007071224
MHDT					
PM-10	0.038351495	15	21	0.2013453	0.000443893
PM-2.5	0.036692427	15	21	0.1926352	0.00042469
HHDT					
PM-10	0.012319311	15	62	0.1909493	0.000420973
PM-2.5	0.011786383	15	62	0.1826889	0.000402762
PM-10 Sub-Total					0.00825582
PM-2.5 Sub-Total					0.007898677
CalEEMod On-Site Total					
PM-10 Total					0.0326
PM-2.5 Total					0.0153
Operation LST Total					
PM-10 Total					0.04
PM-2.5 Total					0.02

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

** Project-specific Traffic Scoping Agreement, September 2022

EV Charging Stations

Electricity and GHG Emissions Calculations

First Industrial Logistics at Day Street

EV Charging Station Electricity Consumption

EV Charging Station	KWh per Day*	Future Charging Stations	Annual Project Total KWh	Annual Project Total MWh
Proposed Charging Stalls	450	9	1,478,250	1,478.25
Total			1,478,250	1,478.25

* 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	580,952.25	
Total			263.52

Per CalEEMod 2021 User's Guide, Appendix D