



**Majestic Freeway Business Center
(Building 17)
(PPT220009)
AIR QUALITY IMPACT ANALYSIS
COUNTY OF RIVERSIDE**

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LIST OF ABBREVIATED TERMS

| | |
|----------------------------------|--|
| % | Percent |
| °F | Degrees Fahrenheit |
| (1) | Reference |
| µg/m ³ | Microgram per Cubic Meter |
| <i>1992 CO Plan</i> | <i>1992 Federal Attainment Plan for Carbon Monoxide</i> |
| <i>1993 CEQA Handbook</i> | <i>SCAQMD's CEQA Air Quality Handbook (1993)</i> |
| <i>2020-2045 RTP/SCS</i> | <i>2020-2045 Regional Transportation Plan/Sustainable Communities Strategy</i> |
| AB 2595 | California Clean Air Act |
| AQIA | Air Quality Impact Analysis |
| AQMP | Air Quality Management Plan |
| BACT | Best Available Control Technology |
| BC | Black Carbon |
| <i>Brief</i> | <i>Brief of Amicus Curiae by the SCAQMD in the Friant Ranch Case</i> |
| C ₂ Cl ₄ | Perchloroethylene |
| C ₄ H ₆ | 1,3-butadiene |
| C ₆ H ₆ | Benzene |
| C ₂ H ₃ Cl | Vinyl Chloride |
| C ₂ H ₄ O | Acetaldehyde |
| CAA | Federal Clean Air Act |
| CAAQS | California Ambient Air Quality Standards |
| CalEEMod | California Emissions Estimator Model |
| CalEPA | California Environmental Protection Agency |
| CALGreen | California Green Building Standards Code |
| CAP | Climate Action Plan |
| CAPCOA | California Air Pollution Control Officers Association |
| CARB | California Air Resources Board |
| CCR | California Code of Regulations |
| CEC | California Energy Commission |
| CEQA | California Environmental Quality Act |
| <i>CEQA Guidelines</i> | <i>2019 CEQA Statute and Guidelines</i> |
| CH ₂ O | Formaldehyde |
| CO | Carbon Monoxide |
| COH | Coefficient of Haze |
| COHb | Carboxyhemoglobin |

| | |
|------------------------|---|
| County | County of Riverside |
| Cr(VI) | Chromium |
| CTP | Clean Truck Program |
| DPM | Diesel Particulate Matter |
| DRRP | Diesel Risk Reduction Plan |
| EC | Elemental Carbon |
| EIR | Environmental Impact Report |
| EMFAC | Emissions FACTor Model |
| EPA | Environmental Protection Agency |
| ETW | Equivalent Test Weight |
| EV | Electric Vehicle |
| GHG | Greenhouse Gas |
| GVWR | Gross Vehicle Weight Rating |
| H ₂ S | Hydrogen Sulfide |
| HDT | Heavy-Duty Trucks |
| HHDT | Heavy-Heavy-Duty Trucks |
| HI | Hazard Index |
| hp | Horsepower |
| lbs | Pounds |
| lbs/day | Pounds Per Day |
| LDA | Light Duty Auto |
| LDT1/LDT2 | Light-Duty Trucks |
| LHDT1/LHDT2 | Light-Heavy-Duty Trucks |
| LST | Localized Significance Threshold |
| <i>LST Methodology</i> | <i>Final Localized Significance Threshold Methodology</i> |
| MATES | Multiple Air Toxics Exposure Study |
| MCY | Motorcycles |
| MDV | Medium-Duty Vehicles |
| MHDT | Medium-Heavy-Duty Trucks |
| MICR | Maximum Individual Cancer Risk |
| MM | Mitigation Measures |
| mph | Miles Per Hour |
| MWELO | California Department of Water Resources' Model Water Efficient |
| N ₂ | Nitrogen |
| N ₂ O | Nitrous Oxide |
| NAAQS | National Ambient Air Quality Standards |
| NO | Nitric Oxide |

| | |
|---------------------------|--|
| NO ₂ | Nitrogen Dioxide |
| NO _x | Nitrogen Oxides |
| O ₂ | Oxygen |
| O ₃ | Ozone |
| O ₂ Deficiency | Chronic Hypoxemia |
| OBD-II | On-Board Diagnostic |
| ODC | Ozone Depleting Compounds |
| Pb | Lead |
| PM | Particulate Matter |
| PM ₁₀ | Particulate Matter 10 microns in diameter or less |
| PM _{2.5} | Particulate Matter 2.5 microns in diameter or less |
| POLA | Port of Los Angeles |
| POLB | Port of Long Beach |
| ppm | Parts Per Million |
| Project | Majestic Freeway Business Center (Building 17) |
| RECLAIM | Regional Clean Air Incentives Market |
| RFG-2 | Reformulated Gasoline Regulation |
| ROG | Reactive Organic Gases |
| SB | Senate Bill |
| SCAB | South Coast Air Basin |
| SCAG | Southern California Association of Governments |
| SCAQMD | South Coast Air Quality Management District |
| sf | Square Feet |
| SIPs | State Implementation Plans |
| SO ₂ | Sulfur Dioxide |
| SO ₄ | Sulfates |
| SO _x | Sulfur Oxides |
| SRA | Source Receptor Area |
| TAC | Toxic Air Contaminant |
| Title 24 | California Building Code |
| TITLE I | Non-Attainment Provisions |
| TITLE II | Mobile Sources Provisions |
| UFP | Ultrafine Particles |
| URBEMIS | URBan EMISsions |
| VMT | Vehicle Miles Traveled |
| VOC | Volatile Organic Compounds |
| vph | Vehicles Per Hour |

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EXECUTIVE SUMMARY

ES.1 SUMMARY OF FINDINGS

The results of this *Majestic Freeway Business Center (Building 17) Air Quality Impact Analysis* (AQIA) are summarized below based on the significance criteria in Section 3 of this report consistent with Appendix G of the *California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines)* (1). Table ES-1 shows the findings of significance for each potential air quality impact under CEQA before and after any required mitigation measures (MM) described below.

TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS

| Analysis | Report Section | Significance Findings | |
|----------------------------------|----------------|------------------------------|------------|
| | | Unmitigated | Mitigated |
| Regional Construction Emissions | 3.4 | <i>Less Than Significant</i> | <i>n/a</i> |
| Localized Construction Emissions | 3.7 | <i>Less Than Significant</i> | <i>n/a</i> |
| Regional Operational Emissions | 3.5 | <i>Less Than Significant</i> | <i>n/a</i> |
| Localized Operational Emissions | 3.7 | <i>Less Than Significant</i> | <i>n/a</i> |
| CO "Hot Spot" Analysis | 3.9 | <i>Less Than Significant</i> | <i>n/a</i> |
| Air Quality Management Plan | 3.10 | <i>Less Than Significant</i> | <i>n/a</i> |
| Sensitive Receptors | 3.11 | <i>Less Than Significant</i> | <i>n/a</i> |
| Odors | 3.12 | <i>Less Than Significant</i> | <i>n/a</i> |
| Cumulative Impacts | 3.13 | <i>Less Than Significant</i> | <i>n/a</i> |

ES.2 REGULATORY REQUIREMENTS

There are numerous requirements that development projects must comply with by law, and that were put in place by federal, State, and local regulatory agencies for the improvement of air quality.

Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or

other forms of property, or can cause excessive soiling on any other parcel shall conform to the requirements of the South Coast Air Quality Management District (SCAQMD).

SCAQMD RULES

SCAQMD Rules that are currently applicable during construction activity for this Project are described below.

SCAQMD RULE 402

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule do not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Odor Emissions. All uses shall be operated in a manner such that no offensive odor is perceptible at or beyond the property line of that use.

SCAQMD RULE 403

This rule is intended to reduce the amount of particulate matter (PM) entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent and reduce fugitive dust emissions. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust and requires best available control measures to be applied to earth moving and grading activities. More specifically, Rule 403 would require watering disturbed surfaces three times per day during grading activities.

Dust Control, Operations. Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel, shall conform to the requirements of the SCAQMD.

SCAQMD RULE 1113

This rule serves to limit the Volatile Organic Compound (VOC) content of architectural coatings used on projects in the SCAQMD. Any person who supplies, sells, offers for sale, or manufactures any architectural coating for use on projects.

SCAQMD RULE 1301

This rule is intended to provide that pre-construction review requirements to ensure that new or relocated facilities do not interfere with progress in attainment of the National Ambient Air Quality Standards (NAAQS), while future economic growth within the SCAQMD is not unnecessarily restricted. The specific air quality goal is to achieve no net increases from new or modified permitted sources of nonattainment air contaminants or their precursors. Rule 1301 also limits emission increases of ammonia, and Ozone Depleting Compounds (ODCs) from new, modified or relocated facilities by requiring the use of Best Available Control Technology (BACT).

SCAQMD RULE 1401

A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any 1 hour that is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart, as published by the United States (U.S.) Bureau of Mines.

SCAQMD RULE 2305

Owners and operators associated with warehouses 100,000 square feet (sf) or larger are required to directly reduce nitrogen oxides (NO_x) and particulate matter emissions, or to otherwise facilitate emission and exposure reductions of these pollutants in nearby communities.

Although the Project would comply with the above regulatory requirements, it should be noted that there is no way to quantify these reductions in the California Emissions Estimator Model (CalEEMod). The two most pertinent regulatory requirements that could be modeled, are Rule 403 (Fugitive Dust) (2) and Rule 1113 (Architectural Coatings) (3). Because they are required by law, credit for Rule 403 and Rule 1113 have been taken in the analysis.

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1 INTRODUCTION

This report presents the results of the AQIA prepared by Urban Crossroads, Inc., for the proposed Majestic Freeway Business Center (Building 17) (Project). The purpose of this AQIA is to evaluate the potential impacts to air quality associated with construction and operation of the Project and recommend measures to mitigate impacts considered potentially significant in comparison to thresholds established by the SCAQMD.

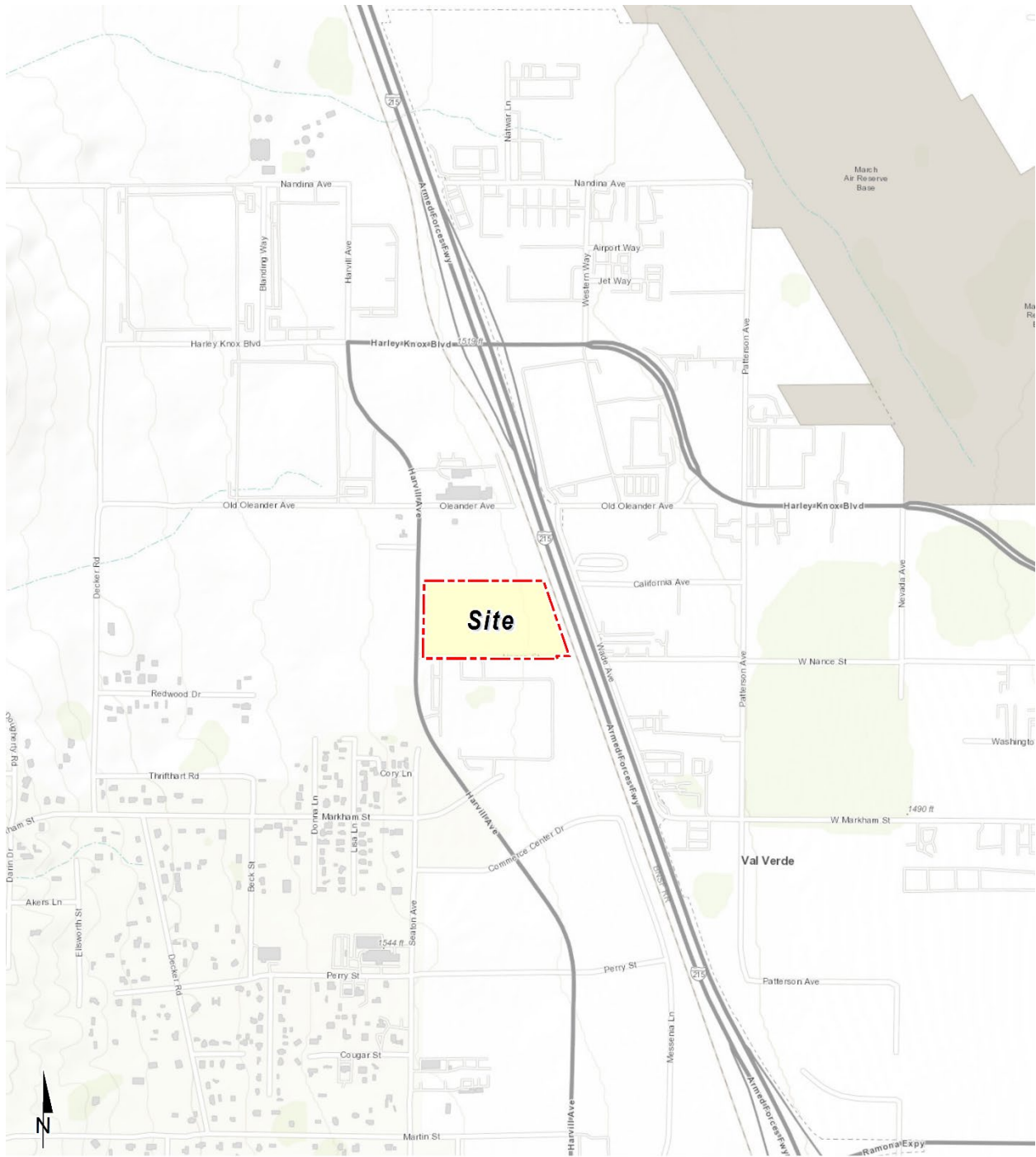
1.1 SITE LOCATION

The proposed Project is located on the northeast corner of Harvill Avenue and America's Tire Drive in the County of Riverside, as shown on Exhibit 1-A.

1.2 PROJECT DESCRIPTION

A preliminary site plan for the proposed Project is shown on Exhibit 1-B. The Project is proposed to consist of the development of a 268,955-sf high-cube short-term/transload warehouse building. The anticipated Project opening year is 2025.

EXHIBIT 1-A: LOCATION MAP



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2 AIR QUALITY SETTING

This section provides an overview of the existing air quality conditions in the Project area and region.

2.1 SOUTH COAST AIR BASIN

The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD (4). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As previously stated, the Project site is located within the SCAB, a 6,745-square mile subregion of the SCAQMD, which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County.

The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the San Diego Air Basin to the south.

2.2 REGIONAL CLIMATE

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the SCAB vary from the low to middle 60s degrees Fahrenheit (°F). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide (SO₂) to sulfates (SO₄) is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent (%) along the coast and 59% inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90% of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year, there are approximately 10 hours of possible sunshine, and on the longest day of the year, there are approximately 14½ hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed “Santa Anas” each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the “Catalina Eddy,” a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as nitrogen oxides (NO_x) and carbon monoxide (CO) from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

2.3 WIND PATTERNS AND PROJECT LOCATION

The distinctive climate of the Project area and the SCAB is determined by its terrain and geographical location. The SCAB is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter.

Wind patterns across the south coastal region are characterized by westerly and southwesterly onshore winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season.

2.4 CRITERIA POLLUTANTS

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and health effects are identified below (5):

TABLE 2-1: CRITERIA POLLUTANTS

| Criteria Pollutant | Description | Sources | Health Effects |
|-----------------------------------|--|--|---|
| Carbon Monoxide (CO) | CO is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone (O ₃), motor vehicles operating at slow speeds are the primary source of CO in the SCAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections. | Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating. | Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen (O ₂) supply to the heart. Inhaled CO has no direct toxic effect on the lungs but exerts its effect on tissues by interfering with O ₂ transport and competing with O ₂ to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for O ₂ supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (O ₂ deficiency) as seen at high altitudes. |
| Sulfur Dioxide (SO ₂) | SO ₂ is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant | Coal or oil burning power plants and industries, | A few minutes of exposure to low levels of SO ₂ can result in airway constriction in some |

| Criteria Pollutant | Description | Sources | Health Effects |
|--|---|--|--|
| | <p>mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO₂ oxidizes in the atmosphere, it forms SO₄. Collectively, these pollutants are referred to as sulfur oxides (SO_x).</p> | <p>refineries, diesel engines</p> | <p>asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO₂. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.</p> <p>Animal studies suggest that despite SO₂ being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.</p> <p>Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO₂ levels. In these studies, efforts to separate the effects of SO₂ from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically, or one pollutant alone is the predominant factor.</p> |
| <p>Oxides of Nitrogen (NO_x)</p> | <p>NO_x consist of nitric oxide (NO), nitrogen dioxide (NO₂) and nitrous oxide (N₂O) and are formed when nitrogen (N₂) combines with O₂. Their lifespan in the atmosphere ranges from</p> | <p>Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming</p> | <p>Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is</p> |

| Criteria Pollutant | Description | Sources | Health Effects |
|-------------------------|--|--|---|
| | <p>one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. NO_x is typically created during combustion processes and are major contributors to smog formation and acid deposition. NO₂ is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO₂ is the most abundant in the atmosphere. As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitoring station.</p> | <p>equipment and residential heating.</p> | <p>associated with long-term exposure to NO₂ at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO₂ in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.</p> <p>In animals, exposure to levels of NO₂ considerably higher than ambient concentrations result in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of O₃ exposure increases when animals are exposed to a combination of O₃ and NO₂.</p> |
| Ozone (O ₃) | <p>O₃ is a highly reactive and unstable gas that is formed when VOCs and NO_x, both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. O₃ concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.</p> | <p>Formed when reactive organic gases (ROG) and NO_x react in the presence of sunlight. ROG sources include any source that burns fuels, (e.g., gasoline, natural gas, wood, oil) solvents, petroleum processing and</p> | <p>Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for O₃ effects. Short-term exposure (lasting for a few hours) to O₃ at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased</p> |

| Criteria Pollutant | Description | Sources | Health Effects |
|-------------------------|--|---|--|
| | | storage and pesticides. | <p>susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated O₃ levels are associated with increased school absences. In recent years, a correlation between elevated ambient O₃ levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple outdoor sports and live in communities with high O₃ levels.</p> <p>O₃ exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes O₃ may be more toxic than exposure to O₃ alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.</p> |
| Particulate Matter (PM) | PM ₁₀ : A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be | Sources of PM ₁₀ include road dust, windblown dust and construction. Also formed from other pollutants (acid rain, NO _x , SO _x , organics). Incomplete combustion of any fuel. PM _{2.5} comes from | A consistent correlation between elevated ambient fine particulate matter (PM ₁₀ and PM _{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In |

| Criteria Pollutant | Description | Sources | Health Effects |
|---|--|---|--|
| | <p>deposited, resulting in adverse health effects. Additionally, it should be noted that PM₁₀ is considered a criteria air pollutant.</p> <p>PM_{2.5}: A similar air pollutant to PM₁₀ consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include SO₄ formed from SO₂ release from power plants and industrial facilities and nitrates that are formed from NO_x release from power plants, automobiles, and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM_{2.5} is a criteria air pollutant.</p> | <p>fuel combustion in motor vehicles, equipment, and industrial sources, residential and agricultural burning. Also formed from reaction of other pollutants (acid rain, NO_x, SO_x, organics).</p> | <p>recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in lifespan, and an increased mortality from lung cancer.</p> <p>Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long term exposure to particulate matter.</p> <p>The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM₁₀ and PM_{2.5}.</p> |
| <p>Volatile Organic Compounds (VOC)</p> | <p>VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O₃ to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the</p> | <p>Organic chemicals are widely used as ingredients in household products. Paints, varnishes, and wax all contain organic solvents, as do many cleaning, disinfecting, cosmetic, degreasing and hobby products. Fuels are made up of organic chemicals. All of these products can release organic</p> | <p>Breathing VOCs can irritate the eyes, nose, and throat, can cause difficulty breathing and nausea, and can damage the central nervous system as well as other organs. Some VOCs can cause cancer. Not all VOCs have all these health effects, though many have several.</p> |

| Criteria Pollutant | Description | Sources | Health Effects |
|-------------------------------------|---|---|---|
| | <p>solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The terms VOC and ROG (see below) interchangeably.</p> | <p>compounds while you are using them, and, to some degree, when they are stored.</p> | |
| <p>Reactive Organic Gases (ROG)</p> | <p>Similar to VOC, ROGs are also precursors in forming O₃ and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_x react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The terms ROG and VOC (see previous) interchangeably.</p> | <p>Sources similar to VOCs.</p> | <p>Health effects similar to VOCs.</p> |
| <p>Lead (Pb)</p> | <p>Pb is a heavy metal that is highly persistent in the environment and is considered a criteria pollutant. In the past, the primary source of Pb in the air was emissions from vehicles burning leaded gasoline. The major sources of Pb emissions are ore and metals processing, particularly Pb smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or Pb acid battery manufacturing. As such, the Project is not anticipated to</p> | <p>Metal smelters, resource recovery, leaded gasoline, deterioration of Pb paint.</p> | <p>Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.</p> <p>Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be</p> |

| Criteria Pollutant | Description | Sources | Health Effects |
|--------------------|--|---|--|
| | generate a quantifiable amount of Pb emissions. | | stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers. |
| Odor | Odor means the perception experienced by a person when one or more chemical substances in the air come into contact with the human olfactory nerves (6). | Odors can come from many sources including animals, human activities, industry, nature, and vehicles. | Offensive odors can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, studies have shown that the VOCs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress. |

2.5 EXISTING AIR QUALITY

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 2-2 (7).

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. At the time of this AQIA, the most recent state and federal standards were updated by CARB on May ,4 2016 and are presented in Table 2-2. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O₃, CO (except 8-hour Lake Tahoe), SO₂ (1 and 24 hour), NO₂, PM₁₀, and PM_{2.5} are not to be exceeded. All others are not to be equaled or exceeded. It should be noted that the three-year period is presented for informational purposes and is not the basis for how the State assigns attainment status. Attainment status for a pollutant means that the SCAQMD meets the standards set by the EPA or the California EPA (CalEPA). Conversely, nonattainment means that an area has monitored air quality that does not meet the NAAQS or CAAQS standards. In order to improve air quality in nonattainment areas, a State Implementation Plan (SIP) is drafted by CARB. The SIP outlines the measures that the state will take to improve air quality. Once nonattainment areas meet the standards and additional redesignation requirements, the EPA will designate the area as a maintenance area (8).

TABLE 2-2: AMBIENT AIR QUALITY STANDARDS (1 OF 2)

| Ambient Air Quality Standards | | | | | | | |
|---|-------------------------|------------------------------------|--|---|--------------------------|---|-----------------------------------|
| Pollutant | Averaging Time | California Standards ¹ | | National Standards ² | | | |
| | | Concentration ³ | Method ⁴ | Primary ^{3,5} | Secondary ^{3,6} | Method ⁷ | |
| Ozone (O ₃) ⁸ | 1 Hour | 0.09 ppm (180 µg/m ³) | Ultraviolet Photometry | — | Same as Primary Standard | Ultraviolet Photometry | |
| | 8 Hour | 0.070 ppm (137 µg/m ³) | | 0.070 ppm (137 µg/m ³) | | | |
| Respirable Particulate Matter (PM10) ⁹ | 24 Hour | 50 µg/m ³ | Gravimetric or Beta Attenuation | 150 µg/m ³ | Same as Primary Standard | Inertial Separation and Gravimetric Analysis | |
| | Annual Arithmetic Mean | 20 µg/m ³ | | — | | | |
| Fine Particulate Matter (PM2.5) ⁹ | 24 Hour | — | — | 35 µg/m ³ | Same as Primary Standard | Inertial Separation and Gravimetric Analysis | |
| | Annual Arithmetic Mean | 12 µg/m ³ | Gravimetric or Beta Attenuation | 12.0 µg/m ³ | | | 15 µg/m ³ |
| Carbon Monoxide (CO) | 1 Hour | 20 ppm (23 mg/m ³) | Non-Dispersive Infrared Photometry (NDIR) | 35 ppm (40 mg/m ³) | — | Non-Dispersive Infrared Photometry (NDIR) | |
| | 8 Hour | 9.0 ppm (10 mg/m ³) | | 9 ppm (10 mg/m ³) | | | |
| | 8 Hour (Lake Tahoe) | 6 ppm (7 mg/m ³) | | — | | | |
| Nitrogen Dioxide (NO ₂) ¹⁰ | 1 Hour | 0.18 ppm (339 µg/m ³) | Gas Phase Chemiluminescence | 100 ppb (188 µg/m ³) | — | Gas Phase Chemiluminescence | |
| | Annual Arithmetic Mean | 0.030 ppm (57 µg/m ³) | | 0.053 ppm (100 µg/m ³) | | | Same as Primary Standard |
| Sulfur Dioxide (SO ₂) ¹¹ | 1 Hour | 0.25 ppm (655 µg/m ³) | Ultraviolet Fluorescence | 75 ppb (196 µg/m ³) | — | Ultraviolet Fluorescence; Spectrophotometry (Parosanaline Method) | |
| | 3 Hour | — | | — | | | 0.5 ppm (1300 µg/m ³) |
| | 24 Hour | 0.04 ppm (105 µg/m ³) | | 0.14 ppm (for certain areas) ¹¹ | | | — |
| | Annual Arithmetic Mean | — | | 0.030 ppm (for certain areas) ¹¹ | | | — |
| Lead ^{12,13} | 30 Day Average | 1.5 µg/m ³ | Atomic Absorption | — | — | High Volume Sampler and Atomic Absorption | |
| | Calendar Quarter | — | | 1.5 µg/m ³ (for certain areas) ¹² | | | Same as Primary Standard |
| | Rolling 3-Month Average | — | | 0.15 µg/m ³ | | | |
| Visibility Reducing Particles ¹⁴ | 8 Hour | See footnote 14 | Beta Attenuation and Transmittance through Filter Tape | No National Standards | | | |
| Sulfates | 24 Hour | 25 µg/m ³ | Ion Chromatography | | | | |
| Hydrogen Sulfide | 1 Hour | 0.03 ppm (42 µg/m ³) | Ultraviolet Fluorescence | | | | |
| Vinyl Chloride ¹² | 24 Hour | 0.01 ppm (26 µg/m ³) | Gas Chromatography | | | | |

See footnotes on next page ...

For more information please call ARB-PIO at (916) 322-2990

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TABLE 2-2: AMBIENT AIR QUALITY STANDARDS (2 OF 2)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

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2.6 REGIONAL AIR QUALITY

Air pollution contributes to a wide variety of adverse health effects. The EPA has established NAAQS for six of the most common air pollutants: CO, Pb, O₃, particulate matter (PM₁₀ and PM_{2.5}), NO₂, and SO₂ which are known as criteria pollutants. The SCAQMD monitors levels of various criteria pollutants at 37 permanent monitoring stations and 5 single-pollutant source Pb air monitoring sites throughout the air district (9). On January 5, 2021, CARB posted the 2020 amendments to the state and national area designations. See Table 2-3 for attainment designations for the SCAB (10). Appendix 2.1 provides geographic representation of the state and federal attainment status for applicable criteria pollutants within the SCAB.

TABLE 2-3: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SCAB

| Criteria Pollutant | State Designation | Federal Designation |
|----------------------------------|-------------------|---------------------------|
| O ₃ – 1-hour standard | Nonattainment | -- |
| O ₃ – 8-hour standard | Nonattainment | Nonattainment |
| PM ₁₀ | Nonattainment | Attainment |
| PM _{2.5} | Nonattainment | Nonattainment |
| CO | Attainment | Unclassifiable/Attainment |
| NO ₂ | Attainment | Unclassifiable/Attainment |
| SO ₂ | Attainment | Unclassifiable/Attainment |
| Pb ¹ | Attainment | Unclassifiable/Attainment |

Note: See Appendix 2.1 for a detailed map of State/National Area Designations within the SCAB
 "--" = The national 1-hour O₃ standard was revoked effective June 15, 2005.

2.7 LOCAL AIR QUALITY

The SCAQMD has designated general forecast areas and air monitoring areas (referred to as Source Receptor Areas [SRA]) throughout the district in order to provide Southern California residents about the air quality conditions. The Project site is located within the Perris Valley area (SRA 24). The Perris Valley monitoring station is located approximately 4.4 miles south of the Project site and reports air quality statistics for O₃ and PM₁₀. As the Perris Valley monitoring station does not provide data for CO, NO₂, or PM_{2.5}, the next nearest monitoring stations will be utilized. Data for CO and NO₂ was obtained from the Elsinore Valley monitoring station, located in SRA 25, approximately 12.5 miles southwest of the Project site. The nearest station for PM_{2.5} data was obtained from the Metropolitan Riverside County monitoring station which is located approximately 13.4 miles northwest of the Project site in SRA 23. It should be noted that data from Elsinore Valley and Metropolitan Riverside County monitoring stations were utilized in lieu of the Perris Valley monitoring station only in instances where data was not available.

The most recent three (3) years of data available is shown on Table 2-4 and identifies the number of days ambient air quality standards were exceeded for the study area, which is considered to

¹ The Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.

be representative of the local air quality at the Project site. Data for O₃, CO, NO₂, PM₁₀, and PM_{2.5} for 2018 through 2020 was obtained from the SCAQMD Air Quality Data Tables (11). Additionally, data for SO₂ has been omitted as attainment is regularly met in the SCAB and few monitoring stations measure SO₂ concentrations.

TABLE 2-4: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2018-2020

| Pollutant | Standard | Year | | |
|--|-------------------------|-------|-------|-------|
| | | 2018 | 2019 | 2020 |
| O ₃ | | | | |
| Maximum Federal 1-Hour Concentration (ppm) | | 0.117 | 0.118 | 0.125 |
| Maximum Federal 8-Hour Concentration (ppm) | | 0.103 | 0.095 | 0.106 |
| Number of Days Exceeding State 1-Hour Standard | > 0.09 ppm | 31 | 26 | 34 |
| Number of Days Exceeding State/Federal 8-Hour Standard | > 0.070 ppm | 67 | 64 | 74 |
| CO | | | | |
| Maximum Federal 1-Hour Concentration | > 35 ppm | 1.1 | 1.6 | 0.9 |
| Maximum Federal 8-Hour Concentration | > 20 ppm | 0.8 | 0.7 | 0.7 |
| NO ₂ | | | | |
| Maximum Federal 1-Hour Concentration | > 0.100 ppm | 0.041 | 0.038 | 0.044 |
| Annual Federal Standard Design Value | | 0.009 | 0.007 | 0.007 |
| PM ₁₀ | | | | |
| Maximum Federal 24-Hour Concentration (µg/m ³) | > 150 µg/m ³ | 64 | 97 | 77 |
| Annual Federal Arithmetic Mean (µg/m ³) | | 29.7 | 25.3 | 35.9 |
| Number of Days Exceeding Federal 24-Hour Standard | > 150 µg/m ³ | 0 | 0 | 0 |
| Number of Days Exceeding State 24-Hour Standard | > 50 µg/m ³ | 3 | 4 | 6 |
| PM _{2.5} | | | | |
| Maximum Federal 24-Hour Concentration (µg/m ³) | > 35 µg/m ³ | 50.70 | 46.70 | 41.00 |
| Annual Federal Arithmetic Mean (µg/m ³) | > 12 µg/m ³ | 12.41 | 11.13 | 12.63 |
| Number of Days Exceeding Federal 24-Hour Standard | > 35 µg/m ³ | 2 | 4 | 4 |

ppm = Parts Per Million

µg/m³ = Microgram per Cubic Meter

Source: Data for O₃, CO, NO₂, PM₁₀, and PM_{2.5} was obtained from SCAQMD Air Quality Data Tables.

2.8 REGULATORY BACKGROUND

2.8.1 FEDERAL REGULATIONS

The EPA is responsible for setting and enforcing the NAAQS for O₃, CO, NO_x, SO₂, PM₁₀, and Pb (12). The EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955 and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance (13). The CAA also mandates that states submit and implement SIPs for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions) (14) (15). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O₃, NO₂, SO₂, PM₁₀, CO, PM_{2.5}, and Pb. The NAAQS were amended in July 1997 to include an additional standard for O₃ and to adopt a NAAQS for PM_{2.5}. Table 2-3 (previously presented) provides the NAAQS within the SCAB.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and NO_x. NO_x is a collective term that includes all forms of NO_x which are emitted as byproducts of the combustion process.

2.8.2 CALIFORNIA REGULATIONS

CARB

CARB, which became part of CalEPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. AB 2595 mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for SO₄, visibility, hydrogen sulfide (H₂S), and vinyl chloride (C₂H₃Cl). However, at this time, H₂S and C₂H₃Cl are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (16) (12).

Local air quality management districts, such as the SCAQMD, regulate air emissions from stationary sources such as commercial and industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare Air Quality Management Plans (AQMP) that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;

- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a 5% or more annual reduction in emissions or 15% or more in a period of three years for ROG_s, NO_x, CO and PM₁₀. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than 5% per year under certain circumstances.

TITLE 24 ENERGY EFFICIENCY STANDARDS AND CALIFORNIA GREEN BUILDING STANDARDS

California Code of Regulations (CCR) Title 24 Part 6: The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption.

The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on August 1, 2009, and is administered by the California Building Standards Commission.

CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that will be effective on January 1, 2023. The CEC anticipates that the 2022 energy code will provide \$1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons (17). The Project would be required to comply with the applicable standards in place at the time plan check submittals are made. These require, among other items (18):

NONRESIDENTIAL MANDATORY MEASURES

- Short-term bicycle parking. If the new project or an additional alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack (5.106.4.1.1).
- Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility (5.106.4.1.2).
- Designated parking for clean air vehicles. In new projects or additions to alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).

- EV charging stations. New construction shall facilitate the future installation of EV supply equipment. The compliance requires empty raceways for future conduit and documentation that the electrical system has adequate capacity for the future load. The number of spaces to be provided for is contained in Table 5.106.5.3.3 (5.106.5.3). Additionally, Table 5.106.5.4.1 specifies requirements for the installation of raceway conduit and panel power requirements for medium- and heavy-duty electric vehicle supply equipment for warehouses, grocery stores, and retail stores.
- Outdoor light pollution reduction. Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings per Table 5.106.8 (5.106.8).
- Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.405.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent (5.408.1).
- Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed (5.408.3).
- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive (5.410.1).
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
 - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (5.303.3.1)
 - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush (5.303.3.2.1). The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush (5.303.3.2.2).
 - Showerheads. Single showerheads shall have a minimum flow rate of not more than 1.8 gallons per minute and 80 psi (5.303.3.3.1). When a shower is served by more than one showerhead, the combine flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2).
 - Faucets and fountains. Nonresidential lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi (5.303.3.4.1). Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute of 60 psi (5.303.3.4.2). Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (5.303.3.4.3). Metering faucets shall not deliver more than 0.20 gallons per cycle (5.303.3.4.4). Metering faucets for wash fountains shall have a maximum flow rate not more than 0.20 gallons per cycle (5.303.3.4.5).
- Outdoor potable water uses in landscaped areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent (5.304.1).

- Water meters. Separate submeters or metering devices shall be installed for new buildings or additions in excess of 50,000 sf or for excess consumption where any tenant within a new building or within an addition that is project to consume more than 1,000 gallons per day (GPD) (5.303.1.1 and 5.303.1.2).
- Outdoor water uses in rehabilitated landscape projects equal or greater than 2,500 sf. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 sf requiring a building or landscape permit (5.304.3).
- Commissioning. For new buildings 10,000 sf and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (5.410.2).

2.8.3 AQMP

Currently, the NAAQS and CAAQS are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMP to meet the state and federal ambient air quality standards (19). AQMPs are updated regularly to ensure an effective reduction in emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. A detailed discussion on the AQMP and Project consistency with the AQMP is provided in Section 3.10.

2.9 REGIONAL AIR QUALITY IMPROVEMENT

The Project is within the jurisdiction of the SCAQMD. In 1976, California adopted the Lewis Air Quality Management Act which created SCAQMD from a voluntary association of air pollution control districts in Los Angeles, Orange, Riverside, and San Bernardino counties. The geographic area of which SCAQMD consists of is known as the SCAB. SCAQMD develops comprehensive plans and regulatory programs for the region to attain federal standards by dates specified in federal law. The agency is also responsible for meeting state standards by the earliest date achievable, using reasonably available control measures.

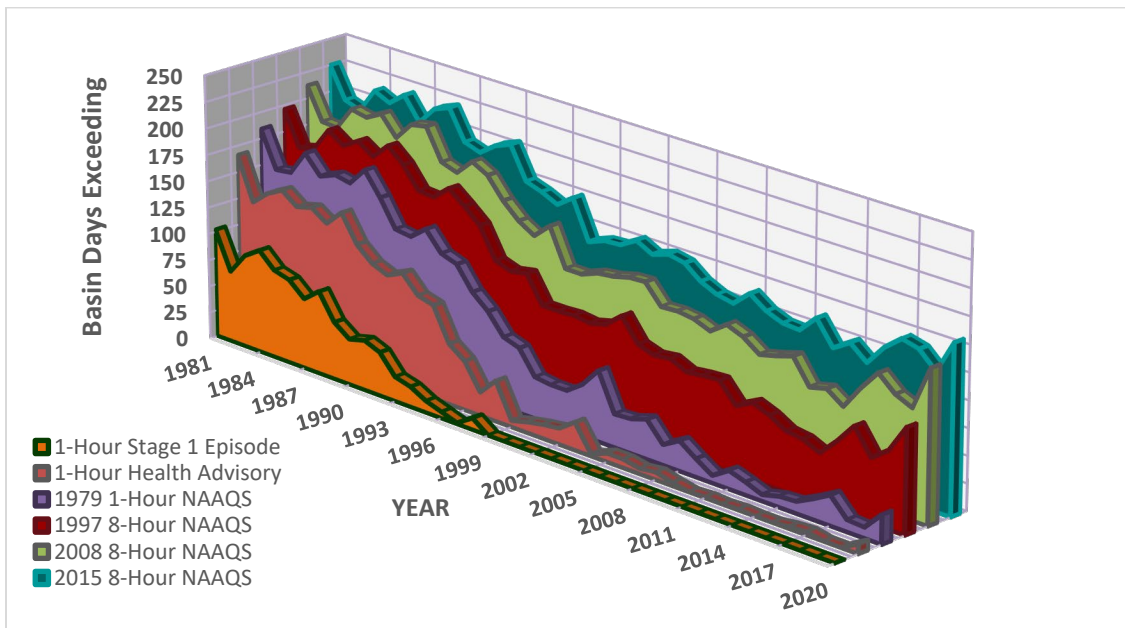
SCAQMD rule development through the 1970s and 1980s resulted in dramatic improvement in SCAB air quality. Nearly all control programs developed through the early 1990s relied on (i) the development and application of cleaner technology; (ii) add-on emission controls, and (iii) uniform CEQA review throughout the SCAB. Industrial emission sources have been significantly reduced by this approach and vehicular emissions have been reduced by technologies implemented at the state level by CARB.

As discussed above, the SCAQMD is the lead agency charged with regulating air quality emission reductions for the entire SCAB. SCAQMD created AQMPs which represent a regional blueprint for achieving healthful air on behalf of the 16 million residents of the SCAB. The 2012 AQMP states, "the remarkable historical improvement in air quality since the 1970's is the direct result of Southern California's comprehensive, multiyear strategy of reducing air pollution from all sources as outlined in its AQMPs," (20).

Emissions of O₃, NO_x, VOC, and CO have been decreasing in the SCAB since 1975 and are projected to continue to decrease through 2020 (21). These decreases result primarily from motor vehicle controls and reductions in evaporative emissions. Although vehicle miles traveled

(VMT) in the SCAB continue to increase, NO_x and VOC levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NO_x emissions from electric utilities have also decreased due to use of cleaner fuels and renewable energy. O₃ contour maps show that the number of days exceeding the 8-hour NAAQS has generally decreased between 1980 and 2020. For 2020, there was an overall decrease in exceedance days compared with the 1980 period. However, as shown on Table 2-5, O₃ levels have increased in the past three years due to higher temperatures and stagnant weather conditions. Notwithstanding, O₃ levels in the SCAB have decreased substantially over the last 30 years with the current maximum measured concentrations being approximately one-third of concentrations within the late 70's (22).

TABLE 2-5: SCAB O₃ TREND



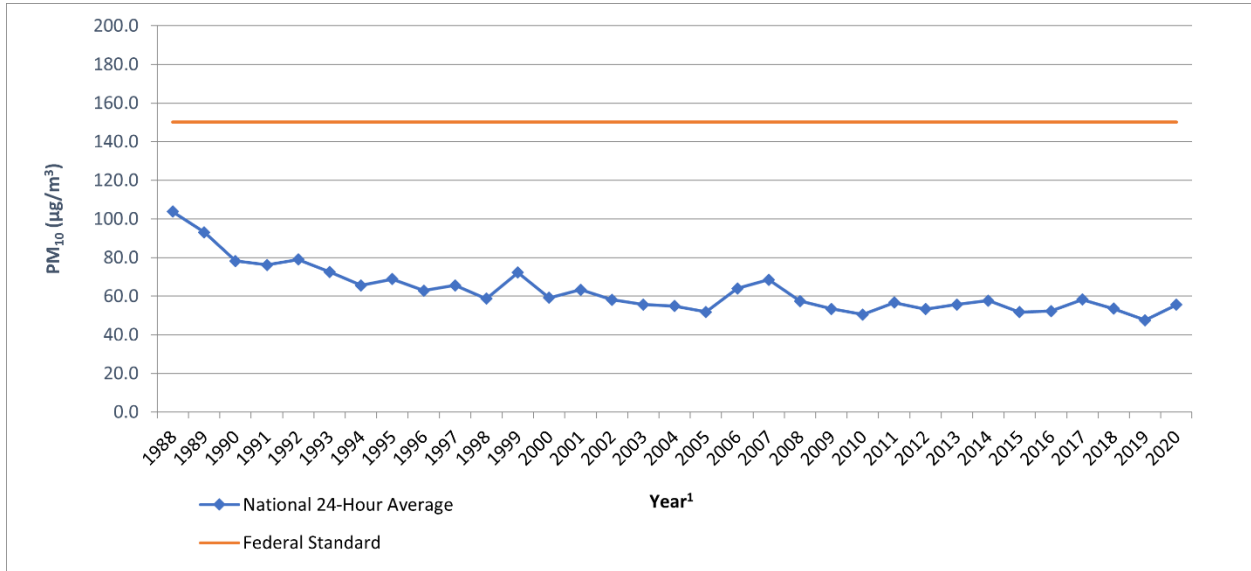
Source: 2020 SCAQMD, Historical O₃ Air Quality Trends (1976-2020)

The overall trends of PM₁₀ and PM_{2.5} levels in the air (not emissions) show an overall improvement since 1975. Direct emissions of PM₁₀ have remained somewhat constant in the SCAB and direct emissions of PM_{2.5} have decreased slightly since 1975. Area wide sources (fugitive dust from roads, dust from construction, and other sources) contribute the greatest amount of direct particulate matter emissions.

As with other pollutants, the most recent PM₁₀ statistics show an overall improvement as illustrated in Tables 2-6 and 2-7. During the period for which data are available, the 24-hour national annual average concentration for PM₁₀ decreased by approximately 46%, from 103.7 microgram per cubic meter (µg/m³) in 1988 to 55.5 µg/m³ in 2020 (23). Although the values are below the federal standard, it should be noted that there are days within the year where the concentrations would exceed the threshold. The 24-hour state annual average for emissions for PM₁₀, have decreased by approximately 64%, from 93.9 µg/m³ in 1989 to 33.9 µg/m³ in 2020 (23). Although data in the late 1990's show some variability, this is probably due to the advances

in meteorological science rather than a change in emissions. Similar to the ambient concentrations, the calculated number of days above the 24-hour PM₁₀ standards has also shown an overall drop.

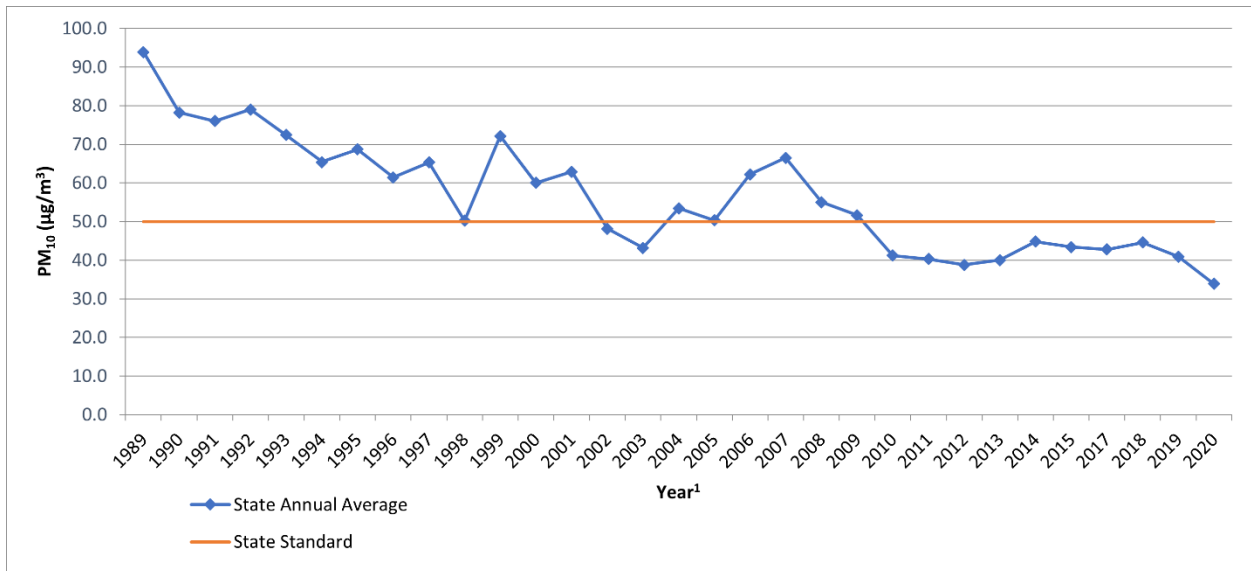
TABLE 2-6: SCAB AVERAGE 24-HOUR CONCENTRATION PM₁₀ TREND (BASED ON FEDERAL STANDARD)¹



Source: 2020 CARB, iADAM: Top Four Summary: PM₁₀ 24-Hour Averages (1988-2020)

¹ Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

TABLE 2-7: SCAB ANNUAL AVERAGE CONCENTRATION PM₁₀ TREND (BASED ON STATE STANDARD)¹

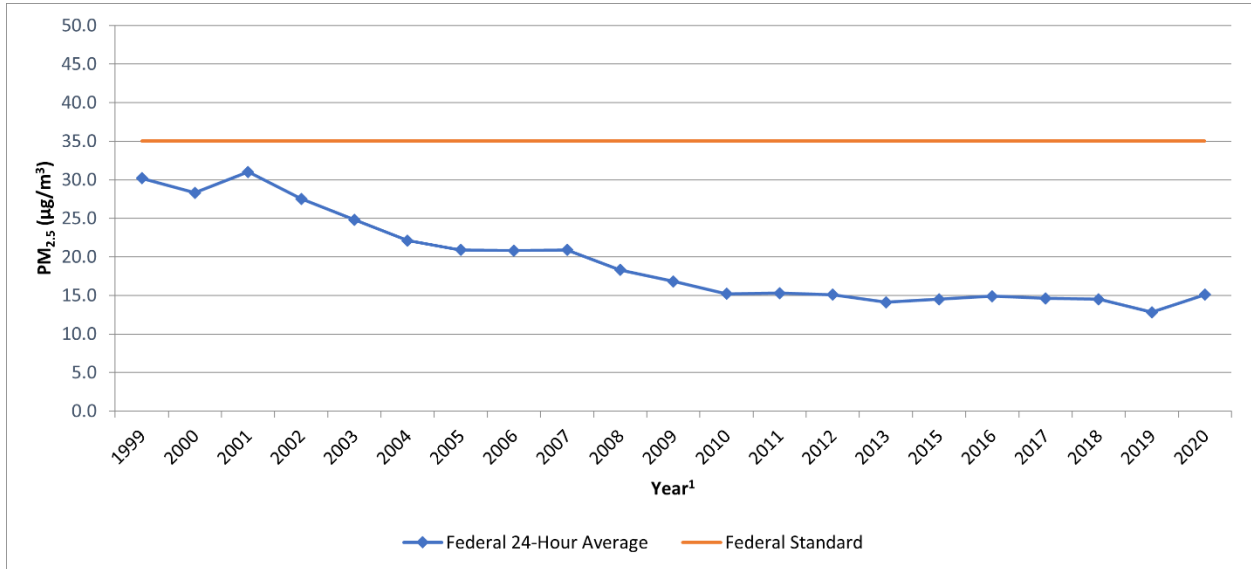


Source: 2020 CARB, iADAM: Top Four Summary: PM₁₀ 24-Hour Averages (1988-2020)

¹ Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

Tables 2-8 and 2-9 shows the most recent 24-hour average PM_{2.5} concentrations in the SCAB from 1999 through 2020. Overall, the national and state annual average concentrations have decreased by almost 50% and 31% respectively (23). It should be noted that the SCAB is currently designated as nonattainment for the state and federal PM_{2.5} standards.

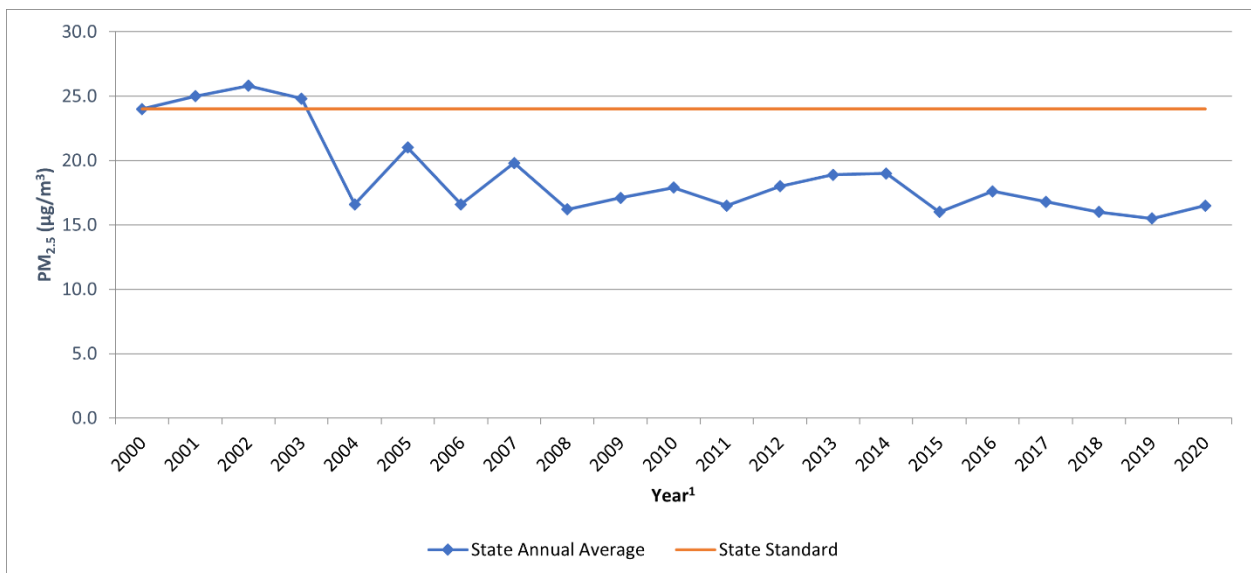
TABLE 2-8: SCAB 24-HOUR AVERAGE CONCENTRATION PM_{2.5} TREND (BASED ON FEDERAL STANDARD)¹



Source: 2020 CARB, iADAM: Top Four Summary: PM_{2.5} 24-Hour Averages (1999-2020)

¹ Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

TABLE 2-9: SCAB ANNUAL AVERAGE CONCENTRATION PM_{2.5} TREND (BASED ON STATE STANDARD)¹



Source: 2020 CARB, iADAM: Top Four Summary: PM_{2.5} 24-Hour Averages (1999-2020)

¹ Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

While the 2012 AQMP PM₁₀ attainment demonstration and the 2015 associated supplemental SIP submission indicated that attainment of the 24-hour standard was predicted to occur by the end of 2015, it could not anticipate the effect of the ongoing drought on the measured PM_{2.5}.

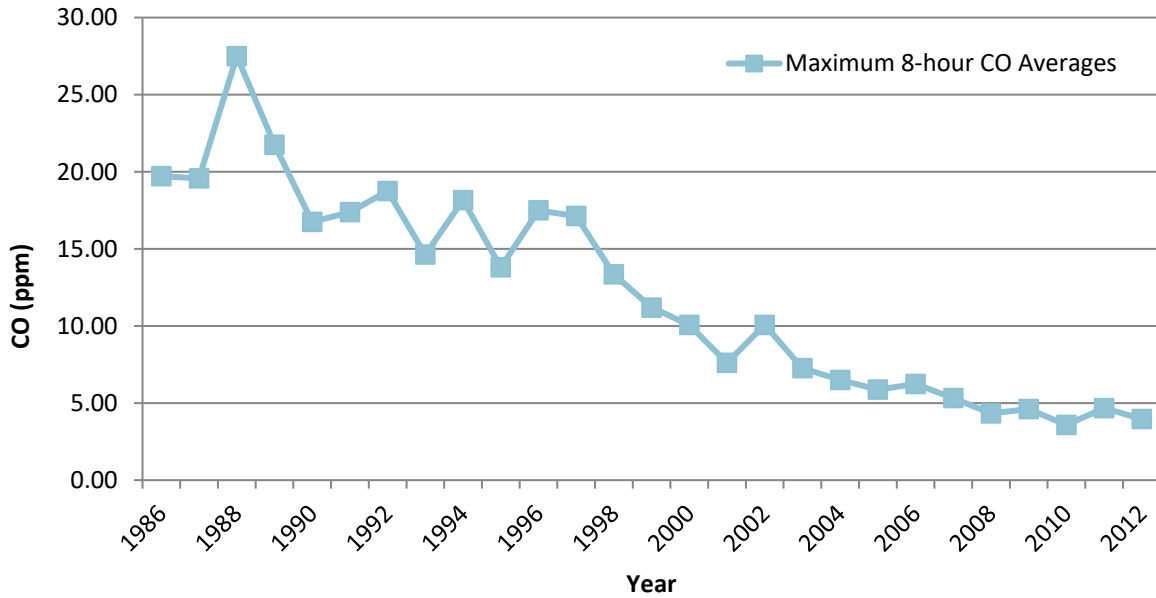
The 2006 to 2010 base period used for the 2012 attainment demonstration had near-normal rainfall. While the trend of PM_{2.5}-equivalent emission reductions continued through 2015, the severe drought conditions contributed to the PM_{2.5} increases observed after 2012. As a result of the disrupted progress toward attainment of the federal 24-hour PM_{2.5} standard, SCAQMD submitted a request and the EPA approved, in January 2016, a “bump up” to the nonattainment classification from “moderate” to “serious,” with a new attainment deadline as soon as practicable, but not beyond December 31, 2019. As of March 14, 2019, the EPA approved portions of a SIP revision submitted by California to address CAA requirements for the 2006 24-hour PM_{2.5} NAAQS in the Los Angeles-SCAB Serious PM_{2.5} nonattainment area. The EPA also approved 2017 and 2019 motor vehicle emissions budgets for transportation conformity purposes and inter-pollutant trading ratios for use in transportation conformity analyses (24).

The draft 2022 AQMP has been prepared by SCAQMD to continue to evaluate current integrated strategies and control measures to meet the NAAQS, particularly the EPA’s strengthened ozone standard. These approaches include the use of incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels (25). Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS) and updated emission inventory methodologies for various source categories (26).

The draft 2022 AQMP was released in August 2022 and public comment closed on October 18, 2022. The SCAQMD Governing Board adopted the draft 2022 AQMP at its December 2, 2022, meeting. The draft 2022 AQMP requires CARB’s adoption before submittal for U.S. EPA’s final approval, which is expected to occur sometime in 2023.

The most recent CO concentrations in the SCAB are shown in Table 2-10 (23). CO concentrations in the SCAB have decreased markedly — a total decrease of more about 80% in the peak 8-hour concentration from 1986 to 2012. It should be noted 2012 is the most recent year where 8-hour CO averages and related statistics are available in the SCAB. The number of exceedance days has also declined. The entire SCAB is now designated as attainment for both the state and national CO standards. Ongoing reductions from motor vehicle control programs should continue the downward trend in ambient CO concentrations.

TABLE 2-10: SCAB 8-HOUR AVERAGE CONCENTRATION CO TREND¹



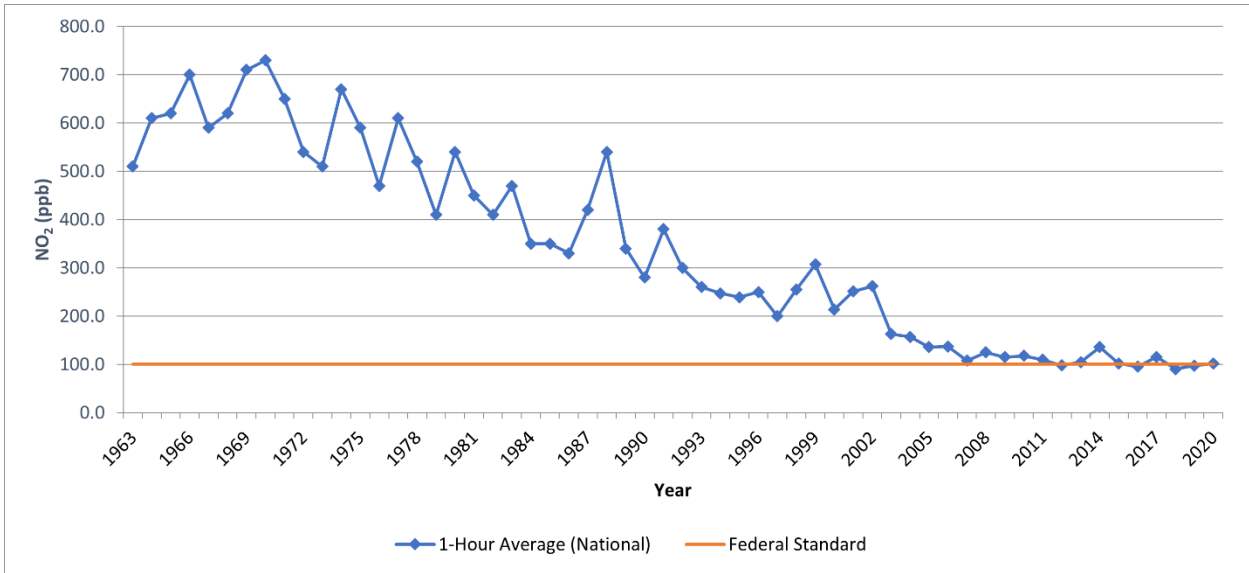
Source: 2020 CARB, iADAM: Top Four Summary: CO 8-Hour Averages (1986-2012)

¹ The most recent year where 8-hour concentration data is available is 2012.

Part of the control process of the SCAQMD’s duty to greatly improve the air quality in the SCAB is the uniform CEQA review procedures required by SCAQMD’s *CEQA Air Quality Handbook (1993) (1993 CEQA Handbook) (27)*. The single threshold of significance used to assess Project direct and cumulative impacts has in fact “worked” as evidenced by the track record of the air quality in the SCAB dramatically improving over the course of the past decades. As stated by the SCAQMD, the District’s thresholds of significance are based on factual and scientific data and are therefore appropriate thresholds of significance to use for this Project.

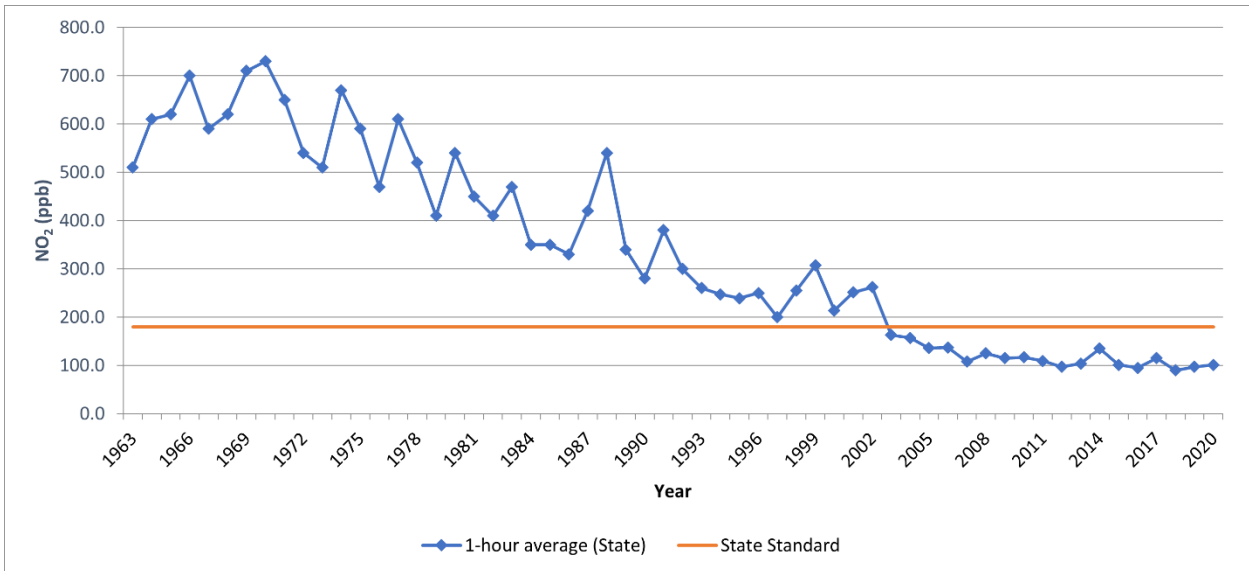
The most recent NO₂ data for the SCAB is shown in Tables 2-11 and 2-12 (23). Over the last 50 years, NO₂ values have decreased significantly; the peak 1-hour national and state averages for 2020 is approximately 80% lower than what it was during 1963. The SCAB attained the State 1-hour NO₂ standard in 1994, bringing the entire state into attainment. A new state annual average standard of 0.030 ppm was adopted by CARB in February 2007 (28). The new standard is just barely exceeded in the SCAQMD. NO₂ is formed from NO_x emissions, which also contribute to O₃. As a result, the majority of the future emission control measures would be implemented as part of the overall O₃ control strategy. Many of these control measures would target mobile sources, which account for more than three-quarters of California’s NO_x emissions. These measures are expected to bring the SCAQMD into attainment of the state annual average standard.

TABLE 2-11: SCAB 1-HOUR AVERAGE CONCENTRATION NO₂ TREND (BASED ON FEDERAL STANDARD)



Source: 2020 CARB, iADAM: Top Four Summary: CO 1-Hour Averages (1963-2020)

TABLE 2-12: SCAB 1-HOUR AVERAGE CONCENTRATION NO₂ TREND (BASED ON STATE STANDARD)



Source: 2020 CARB, iADAM: Top Four Summary: CO 1-Hour Averages (1963-2020)

2.9.1 TOXIC AIR CONTAMINANTS (TAC) TRENDS

In 1984, as a result of public concern for exposure to airborne carcinogens, CARB adopted regulations to reduce the amount of TAC emissions resulting from mobile and area sources, such as cars, trucks, stationary sources, and consumer products. According to the *Ambient and Emission Trends of Toxic Air Contaminants in California* journal article (29) which was prepared for CARB, results show that between 1990-2012, ambient concentration and emission trends for

the seven TACs responsible for most of the known cancer risk associated with airborne exposure in California have declined significantly (between 1990 and 2012). The seven TACs studied include those that are derived from mobile sources: diesel particulate matter (DPM), benzene (C₆H₆), and 1,3-butadiene (C₄H₆); those that are derived from stationary sources: perchloroethylene (C₂Cl₄) and hexavalent chromium (Cr(VI)); and those derived from photochemical reactions of emitted VOCs: formaldehyde (CH₂O) and acetaldehyde (C₂H₄O)². The decline in ambient concentration and emission trends of these TACs are a result of various regulations CARB has implemented to address cancer risk.

MOBILE SOURCE TACS

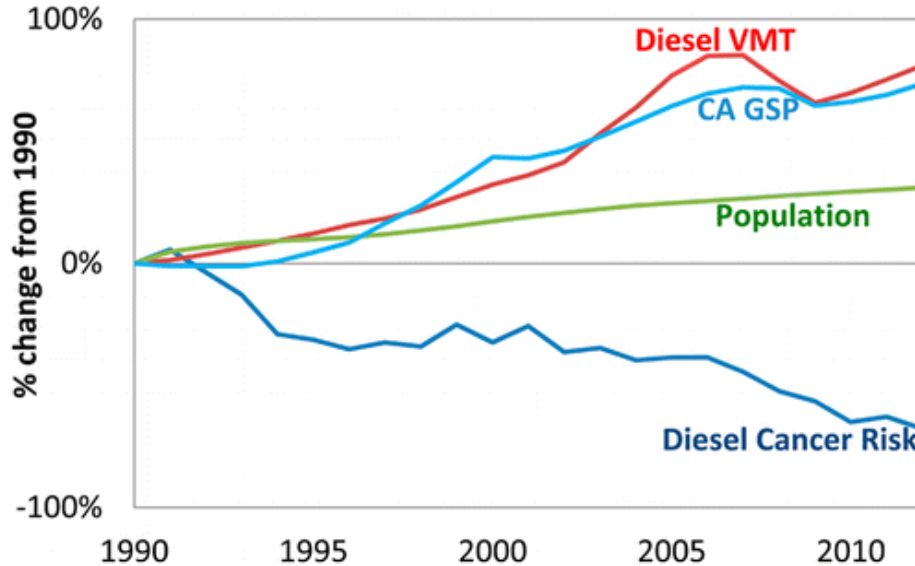
CARB introduced two programs that aimed at reducing mobile emissions for light and medium duty vehicles through vehicle emissions controls and cleaner fuel. In California, light-duty vehicles sold after 1996 are equipped with California's second-generation On-Board Diagnostic (OBD-II) system. The OBD-II system monitors virtually every component that can affect the emission performance of the vehicle to ensure that the vehicle remains as clean as possible over its entire life and assists repair technicians in diagnosing and fixing problems with the computerized engine controls. If a problem is detected, the OBD-II system illuminates a warning lamp on the vehicle instrument panel to alert the driver. This warning lamp typically contains the phrase "Check Engine" or "Service Engine Soon." The system would also store important information about the detected malfunction so that a repair technician can accurately find and fix the problem. CARB has recently developed similar OBD requirements for heavy-duty vehicles over 14,000 pounds (lbs). CARB's phase II Reformulated Gasoline Regulation (RFG-2), adopted in 1996, also led to a reduction of mobile source emissions. Through such regulations, benzene levels declined 88% from 1990-2012. 1,3-Butadiene concentrations also declined 85% from 1990-2012 as a result of the use of reformulated gasoline and motor vehicle regulations (29).

In 2000, CARB's Diesel Risk Reduction Plan (DRRP) recommended the replacement and retrofit of diesel-fueled engines and the use of ultra-low-sulfur (<15 ppm) diesel fuel. As a result of these measures, DPM concentrations have declined 68% since 2000, even though the state's population increased 31% and the amount of diesel vehicles miles traveled increased 81%, as shown on Exhibit 2-B. With the implementation of these diesel-related control regulations, CARB expects a DPM decline of 71% for 2000-2020.

² It should be noted that ambient DPM concentrations are not measured directly. Rather, a surrogate method using the coefficient of haze (COH) and elemental carbon (EC) is used to estimate DPM concentrations.

EXHIBIT 2-A: DPM AND DIESEL VEHICLE MILES TREND

California Population, Gross State Product (GSP), Diesel Cancer Risk, Diesel Vehicle-Miles-Traveled (VMT)



Source: 2020 CARB

DIESEL REGULATIONS

CARB and the Ports of Los Angeles and Long Beach (POLA and POLB) have adopted several iterations of regulations for diesel trucks that are aimed at reducing DPM. More specifically, CARB Drayage Truck Regulation (30), CARB statewide On-road Truck and Bus Regulation (31), and the Ports of Los Angeles and Long Beach Clean Truck Program (CTP) require accelerated implementation of “clean trucks” into the statewide truck fleet (32). In other words, older more polluting trucks would be replaced with newer, cleaner trucks as a function of these regulatory requirements.

Moreover, the average statewide DPM emissions for Heavy Duty Trucks (HDT), in terms of grams of DPM generated per mile traveled, would dramatically be reduced due to the aforementioned regulatory requirements.

Diesel emissions identified in this analysis would therefore overstate future DPM emissions since not all the regulatory requirements are reflected in the modeling.

CANCER RISK TRENDS

Based on information available from CARB, overall cancer risk throughout the SCAB has had a declining trend since 1990. In 1998, following an exhaustive 10-year scientific assessment process, CARB identified particulate matter from diesel-fueled engines as a toxic air contaminant. The SCAQMD initiated a comprehensive urban toxic air pollution study called the Multiple Air Toxics Exposure Study (MATES). DPM accounts for more than 70% of the cancer risk.

In January 2018, as part of the overall effort to reduce air toxics exposure in the SCAB, SCAQMD began conducting the MATES V Program. MATES V field measurements were conducted at ten fixed sites (the same sites selected for MATES III and IV) to assess trends in air toxics levels. MATES V also included measurements of ultrafine particles (UFP) and black carbon (BC) concentrations, which can be compared to the UFP levels measured in MATES IV (33). The final report for the MATES V study was published August 2021. In addition to new measurements and updated modeling results, several key updates were implemented in MATES V. First, MATES V estimates cancer risks by taking into account multiple exposure pathways, which includes inhalation and non-inhalation pathways. This approach is consistent with how cancer risks are estimated in South Coast AQMD's programs such as permitting, Air Toxics Hot Spots (AB2588), and CEQA. Previous MATES studies quantified the cancer risks based on the inhalation pathway only. Second, along with cancer risk estimates, MATES V includes information on the chronic non-cancer risks from inhalation and non-inhalation pathways for the first time. Cancer risks and chronic non-cancer risks from MATES II through IV measurements have been re-examined using current Office of Environmental Health Hazard Assessment (OEHHA) and CalEPA risk assessment methodologies and modern statistical methods to examine the trends over time (34).

MATES-V calculated cancer risks based on monitoring data collected at ten fixed sites within the SCAB. None of the fixed monitoring sites are within the local area of the Project site. However, MATES-V has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. The Project is located within a quadrant of the geographic grid of the MATES-V model which predicted a cancer risk of 293 in one million for the area containing the Project site. DPM is included in this cancer risk along with all other TAC sources. As in previous MATES iterations, DPM is the largest contributor to overall air toxics cancer risk. However, the average levels of DPM in MATES V are 53% lower at the 10 monitoring sites compared to MATES IV. Cumulative Project generated TACs are limited to DPM.

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3 PROJECT AIR QUALITY IMPACT

3.1 INTRODUCTION

This study quantifies air quality emissions generated by construction and operation of the Project and addresses whether the Project conflicts with implementation of the SCAQMD's AQMP and Lead Agency planning regulations. The analysis of Project-generated air emissions determines whether the Project would result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is in non-attainment under an applicable NAAQS and CAAQS. Additionally, the Project has been evaluated to determine whether the Project would expose sensitive receptors to substantial pollutant concentrations and the impacts of odors. The significance of these potential impacts is described in the following sections.

3.2 STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the *CEQA Guidelines* (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (1):

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The SCAQMD has also developed regional significance thresholds for other regulated pollutants, as summarized at Table 3-1 (35). The SCAQMD's *CEQA Air Quality Significance Thresholds* (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

TABLE 3-1: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS

| Pollutant | Regional Construction Threshold | Regional Operational Thresholds |
|-------------------|---------------------------------|---------------------------------|
| NO _x | 100 lbs/day | 55 lbs/day |
| VOC | 75 lbs/day | 55 lbs/day |
| PM ₁₀ | 150 lbs/day | 150 lbs/day |
| PM _{2.5} | 55 lbs/day | 55 lbs/day |
| SO _x | 150 lbs/day | 150 lbs/day |
| CO | 550 lbs/day | 550 lbs/day |
| Pb | 3 lbs/day | 3 lbs/day |

lbs/day = Pounds Per Day

3.3 MODELS EMPLOYED TO ANALYZE AIR QUALITY

3.3.1 CALFEEMOD

Land uses such as the Project affect air quality through construction-source and operational-source emissions.

In May 2022 the California Air Pollution Control Officers Association (CAPCOA) in conjunction with other California air districts, including SCAQMD, released the latest version of CalFEEMod version 2022.1. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (36). Accordingly, the latest version of CalFEEMod has been used for this Project to determine construction and operational air quality emissions. Output from the model runs for both construction and operational activity are provided in Appendices 4.1 through 4.3.

3.4 CONSTRUCTION EMISSIONS

3.4.1 CONSTRUCTION ACTIVITIES

Construction activities associated with the Project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

GRADING ACTIVITIES

Dust is typically a major concern during grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalFEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. The Project will require 54,271 cubic yards of cut and 209,247 cubic yards of fill, resulting in a total of 154,976 cubic yards of import.

ON-ROAD TRIPS

Construction generates on-road vehicle emissions from vehicle usage for workers and vendors commuting to and from the site. The number of workers and vendor trips are presented below in Table 3-2. It should be noted that for vendor trips, specifically, CalFEEMod only assigns vendor trips to the Building Construction phase. Vendor trips would likely occur during all phases of

construction. As such, the CalEEMod defaults for vendor trips have been adjusted based on a ratio of the total vendor trips to the number of days of each subphase of activity.

TABLE 3-2: CONSTRUCTION TRIP ASSUMPTIONS

| Construction Activity | Worker Trips Per Day | Vendor Trips Per Day | Hauling Trips Per Day |
|-----------------------|----------------------|----------------------|-----------------------|
| Site Preparation | 18 | 5 | 0 |
| Grading | 20 | 5 | 646 |
| Building Construction | 113 | 34 | 0 |
| Paving | 15 | 0 | 0 |
| Architectural Coating | 23 | 0 | 0 |

3.4.2 CONSTRUCTION DURATION

For purposes of analysis, construction of Project is expected to commence in December 2024 and would last through December 2025. The construction schedule utilized in the analysis, shown in Table 3-3, represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent³. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (1).

TABLE 3-3: CONSTRUCTION DURATION

| Construction Activity | Start Date | End Date | Days |
|-----------------------|------------|------------|------|
| Site Preparation | 12/03/2024 | 01/13/2025 | 30 |
| Grading | 01/14/2025 | 02/24/2025 | 30 |
| Building Construction | 02/25/2025 | 12/15/2025 | 210 |
| Paving | 11/18/2025 | 12/15/2025 | 20 |
| Architectural Coating | 10/21/2025 | 12/15/2025 | 40 |

3.4.3 CONSTRUCTION EQUIPMENT

Consistent with industry standards and typical construction practices, each piece of equipment listed in Table 3-4 would operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the County Code. In accordance with the County of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution uses, it was assumed that equipment rated 50 or less horsepower would

³ As shown in the CalEEMod User’s Guide Version 2022.1, Section 4.3 “Off-Road Equipment” as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

meet at least CARB Tier 3 emissions standards, and equipment rated more than 50 horsepower would meet at least CARB Tier 4 Interim emissions standards.

TABLE 3-4: CONSTRUCTION EQUIPMENT ASSUMPTIONS

| Construction Activity | Equipment ¹ | Amount | Hours Per Day |
|-----------------------|------------------------|--------|---------------|
| Site Preparation | Rubber Tired Dozers | 3 | 8 |
| | Crawler Tractors | 4 | 8 |
| Grading | Excavators | 2 | 8 |
| | Graders | 1 | 8 |
| | Rubber Tired Dozers | 1 | 8 |
| | Scrapers | 2 | 8 |
| | Crawler Tractors | 2 | 8 |
| Building Construction | Cranes | 2 | 8 |
| | Forklifts | 4 | 8 |
| | Generator Sets | 2 | 8 |
| | Welders | 2 | 8 |
| | Crawler Tractors | 4 | 8 |
| Paving | Pavers | 2 | 8 |
| | Paving Equipment | 2 | 8 |
| | Rollers | 2 | 8 |
| Architectural Coating | Air Compressors | 1 | 8 |

¹ In order to account for fugitive dust emissions, Crawler Tractors were used in lieu of Tractors/Loaders/Backhoes during the site preparation and grading phases of Project construction.

3.4.4 CONSTRUCTION EMISSIONS SUMMARY

IMPACTS WITHOUT MITIGATION

The estimated maximum daily construction emissions without mitigation are summarized on Table 3-5. Detailed construction model outputs are presented in Appendix 3.1. Under the assumed scenarios, emissions resulting from the Project construction will not exceed the thresholds established by the SCAQMD for emissions of any criteria pollutant.

TABLE 3-5: OVERALL CONSTRUCTION EMISSIONS SUMMARY – WITHOUT MITIGATION

| Year | Emissions (lbs/day) | | | | | |
|--------------------------------|---------------------|-----------------|--------------|-----------------|------------------|-------------------|
| | VOC | NO _x | CO | SO _x | PM ₁₀ | PM _{2.5} |
| Summer | | | | | | |
| 2024 | 1.22 | 18.00 | 35.90 | 0.05 | 2.06 | 0.71 |
| Winter | | | | | | |
| 2024 | 0.77 | 16.00 | 31.20 | 0.05 | 6.05 | 2.86 |
| 2025 | 43.10 | 71.80 | 49.70 | 0.36 | 15.80 | 5.45 |
| Maximum Daily Emissions | 43.10 | 71.80 | 49.70 | 0.36 | 15.80 | 5.45 |
| SCAQMD Regional Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Threshold Exceeded? | NO | NO | NO | NO | NO | NO |

Source: CalEEMod construction-source (unmitigated) emissions are presented in Appendix 4.1.

3.5 OPERATIONAL EMISSIONS

Operational activities associated with the Project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Operational emissions are expected from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- On-Site Cargo Handling Equipment Emissions

3.5.1 AREA SOURCE EMISSIONS

ARCHITECTURAL COATINGS

Over a period of time the buildings that are part of this Project would require maintenance and would therefore produce emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings. The emissions associated with architectural coatings were calculated using CalEEMod.

CONSUMER PRODUCTS

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants. The emissions associated with use of consumer products were calculated based on defaults provided within CalEEMod.

LANDSCAPE MAINTENANCE EQUIPMENT

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in CalEEMod.

3.5.2 ENERGY SOURCE EMISSIONS

COMBUSTION EMISSIONS ASSOCIATED WITH NATURAL GAS AND ELECTRICITY

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the Project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity are generally excluded from the evaluation of significance and only natural gas use is considered. The emissions associated with natural gas use were calculated using CalEEMod.

3.5.3 MOBILE SOURCE EMISSIONS

The Project related operational air quality emissions derive primarily from vehicle trips generated by the Project, including employee trips to and from the site and truck trips associated with the proposed uses. Trip characteristics available from the *Majestic Freeway Business Center (Building 17) (PPT220009) Traffic Analysis* were utilized in this analysis (37).

APPROACH FOR ANALYSIS OF THE PROJECT

In order to determine emissions from passenger car vehicles, CalEEMod defaults for trip length and trip purpose were utilized (38). Default vehicle trip lengths for primary trips will be populated using data from the local metropolitan planning organizations/Regional Transportation Planning Agencies (MPO/RTPA). Trip type percentages and trip lengths provided by MPO/RTPAs truncate data at their demonstrative borders.

For the proposed industrial uses, it is important to note that although the *Majestic Freeway Business Center (Building 17) (PPT220009) Traffic Analysis* does not breakdown passenger cars by type, this analysis assumes that passenger cars include Light-Duty-Auto vehicles (LDA), Light-Duty-Trucks (LDT1⁴ & LDT2⁵), Medium-Duty-Vehicles (MDV), and Motorcycles (MCY) vehicle types. In order to account for emissions generated by passenger cars, the fleet mix in Table 3-6 was utilized.

⁴ Vehicles under the LDT1 category have a gross vehicle weight rating (GVWR) of less than 6,000 lbs. and equivalent test weight (ETW) of less than or equal to 3,750 lbs.

⁵ Vehicles under the LDT2 category have a GVWR of less than 6,000 lbs. and ETW between 3,751 lbs. and 5,750 lbs.

TABLE 3-6: PASSENGER CAR FLEET MIX

| Land Use | % Vehicle Type | | | | |
|--|----------------|-------|--------|--------|-------|
| | LDA | LDT1 | LDT2 | MDV | MCY |
| High-Cube Short-Term Storage/Transload | 53.97% | 4.25% | 21.88% | 17.36% | 2.55% |

Note: The Project-specific passenger car fleet mix used in this analysis is based on a proportional split utilizing the default CalEEMod percentages assigned to LDA, LDT1, LDT2, and MDV vehicle types.

To determine emissions from trucks for the proposed industrial uses, the analysis incorporated SCAQMD recommended truck trip length 15.3 miles for 2-axle (LHDT1, LHDT2) trucks, 14.2 miles 3-axle (MHDT) trucks and 40 miles for 4+-axle (HHDT) trucks and weighting the average trip lengths using traffic trip percentages taken from the *Majestic Freeway Business Center (Building 17) (PPT220009) Traffic Analysis*. The trip length function for the high-cube short-term storage/transload use has been calculated to 30.66 miles and an assumption of 100% primary trips. This trip length assumption is higher than the CalEEMod defaults for trucks. In order to be consistent with the *Majestic Freeway Business Center (Building 17) (PPT220009) Traffic Analysis*, trucks are broken down by truck type. The truck fleet mix is estimated by rationing the trip rates for each truck type based on information provided in the *Majestic Freeway Business Center (Building 17) (PPT220009) Traffic Analysis*. Heavy trucks are broken down by truck type (or axle type) and are categorized as either Light-Heavy-Duty Trucks (LHDT1⁶ & LHDT2⁷)/2-axle, Medium-Heavy-Duty Trucks (MHDT)/3-axle, and Heavy-Heavy-Duty Trucks (HHDT)/4+-axle. To account for emissions generated by trucks, the following fleet mix was utilized in this analysis:

TABLE 3-7: TRUCK FLEET MIX

| Land Use | % Vehicle Type | | | |
|--|----------------|-------|--------|--------|
| | LHDT1 | LHDT2 | MHDT | HHDT |
| High-Cube Short-Term Storage/Transload | 12.98% | 3.69% | 20.00% | 63.33% |

Note: Project-specific truck fleet mix is based on the number of trips generated by each truck type (LHDT1, LHDT2, MHDT, and HHDT) relative to the total number of truck trips.

FUGITIVE DUST RELATED TO VEHICULAR TRAVEL

Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of brake and tire wear particulates. The emissions estimate for travel on paved roads were calculated using CalEEMod.

3.5.4 ON-SITE CARGO HANDLING EQUIPMENT SOURCE EMISSIONS

It is common for industrial buildings to require the operation of exterior cargo handling equipment in the building's truck court areas. In accordance with the County of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution uses it is assumed that all on-site cargo handling equipment would be electrically powered.

⁶ Vehicles under the LHDT1 category have a GVWR of 8,501 to 10,000 lbs.

⁷ Vehicles under the LHDT2 category have a GVWR of 10,001 to 14,000 lbs.

3.5.5 OPERATIONAL EMISSIONS SUMMARY

As previously stated, CalEEMod utilizes summer and winter EMFAC2021 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season. The estimated operational-source emissions are summarized on Table 3-8. Detailed operation model outputs for the Project are presented in Appendix 3.2. As shown on Table 3-8, the Project's daily regional emissions from on-going operations would not exceed the thresholds of significance for emissions of any criteria pollutant.

TABLE 3-8: SUMMARY OF PEAK OPERATIONAL EMISSIONS

| Source | Emissions (lbs/day) | | | | | |
|--------------------------------------|---------------------|-----------------|--------------|-----------------|------------------|-------------------|
| | VOC | NO _x | CO | SO _x | PM ₁₀ | PM _{2.5} |
| Summer | | | | | | |
| Mobile Source | 1.48 | 4.78 | 19.90 | 0.07 | 2.10 | 0.45 |
| Area Source | 8.40 | 0.10 | 11.70 | 0.00 | 0.02 | 0.02 |
| Total Maximum Daily Emissions | 9.88 | 4.88 | 31.60 | 0.07 | 2.12 | 0.47 |
| SCAQMD Regional Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| Threshold Exceeded? | NO | NO | NO | NO | NO | NO |
| Winter | | | | | | |
| Mobile Source | 1.42 | 5.06 | 16.40 | 0.07 | 2.10 | 0.45 |
| Area Source | 6.48 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Maximum Daily Emissions | 7.90 | 5.06 | 16.40 | 0.07 | 2.10 | 0.45 |
| SCAQMD Regional Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| Threshold Exceeded? | NO | NO | NO | NO | NO | NO |

Source: CalEEMod operational-source emissions are presented in Appendix 3.2.

3.6 LOCALIZED SIGNIFICANCE

BACKGROUND ON LST DEVELOPMENT

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology). The SCAQMD has established that localized impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4⁸. LSTs represent the maximum emissions from a project that would not cause

⁸ The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD

or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the *LST Methodology* (39).

APPLICABILITY OF LSTs FOR THE PROJECT

For this Project, the appropriate SRA for the LST analysis is Perris Valley (SRA 24). LSTs apply to CO, NO₂, PM₁₀, and PM_{2.5}. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- Identify the maximum daily on-site emissions that would occur during construction activity:
 - The maximum daily on-site emissions could be based on information provided by the Project Applicant; or
 - The SCAQMD's *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and *CalEEMod User's Guide Appendix A: Calculation Details for CalEEMod* can be used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod (40) (41).
- If the total acreage disturbed is less than or equal to 5 acres per day, then the SCAQMD's screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in lbs/day that can be compared to CalEEMod outputs.
- If the total acreage disturbed is greater than 5 acres per day, then LST impacts may still be conservatively evaluated using the LST look-up tables for a 5-acre disturbance area. Use of the 5-acre disturbance area thresholds can be used to show that even if the daily emissions from all construction activity were emitted within a 5-acre area, and therefore concentrated over a smaller area which would result in greater site adjacent concentrations, the impacts would still be less than significant if the applicable 5-acre thresholds are utilized.
- The *LST Methodology* presents mass emission rates for each SRA, project sizes of 1, 2, and 5 acres, and nearest receptor distances of 25, 50, 100, 200, and 500 meters. For project sizes between the values given, or with receptors at distances between the given receptors, the methodology uses linear interpolation to determine the thresholds.

defines Environmental Justice as "...equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."

EMISSIONS CONSIDERED

Based on SCAQMD's *LST Methodology*, emissions for concern during construction activities are on-site NO_x, CO, PM_{2.5}, and PM₁₀. The *LST Methodology* clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs (42)." As such, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered.

MAXIMUM DAILY DISTURBED-ACREAGE

The "acres disturbed" for analytical purposes are based on specific equipment type for each subcategory of construction activity and the estimated maximum area a given piece of equipment can pass over in an 8-hour workday (as shown on Table 3-10). The equipment-specific grading rates are summarized in the SCAQMD's *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and CalEEMod User's Guide *Appendix C: Emission Calculation Details for CalEEMod* (40) (43). The disturbed area per day is representative of a piece of equipment making multiple passes over the same land area. In other words, one Rubber Tired Dozer can make multiple passes over the same land area totaling 0.5 acres in a given 8-hour day. Based on Table 3-9, the Project's construction activities could actively disturb approximately 3.5 acres per day during site preparation activities and 4.0 acres per day during grading activities.

TABLE 3-9: MAXIMUM DAILY DISTURBED-ACREAGE

| Construction Activity | Equipment Type | Equipment Quantity | Acres graded per 8-hour day | Operating Hours per Day | Acres graded per day |
|---|---------------------|--------------------|-----------------------------|-------------------------|----------------------|
| Site Preparation | Crawler Tractors | 4 | 0.5 | 8 | 2.0 |
| | Rubber Tired Dozers | 3 | 0.5 | 8 | 1.5 |
| Total acres disturbed per day during Site Preparation | | | | | 3.5 |
| Grading | Crawler Tractors | 2 | 0.5 | 8 | 1.0 |
| | Graders | 1 | 0.5 | 8 | 0.5 |
| | Rubber Tired Dozers | 1 | 0.5 | 8 | 0.5 |
| | Scrapers | 2 | 1.0 | 8 | 2.0 |
| Total acres disturbed per day during Grading | | | | | 4.0 |

Source: Maximum daily disturbed acreage based on equipment list presented in Appendix 3.1.

DISPERSION MODELING

In order to estimate localized pollutant concentrations resulting from Project construction, the SCAQMD-approved American Meteorological Society/EPA Regulatory Model (AERMOD) dispersion model was utilized. The modeling approach utilized is discussed as follows:

SOURCES

It should be noted that in order to model worst-case conditions, the highest daily peak on-site emissions resulting from overlapping construction activity were modeled.

A ground level release height and a 1 meter (approximately 3.28 feet) initial vertical dimension (sigma z) were utilized for fugitive dust emissions of PM₁₀ and PM_{2.5} consistent with SCAQMD's LST guidance.

In order to account for equipment exhaust emissions from NO₂, CO, PM₁₀, and PM_{2.5} a release height of 5.0 meters was utilized consistent with SCAQMD's LST guidance.

METEOROLOGICAL DATA AND MODEL OPTIONS

In order to account for meteorological conditions at the Project site, meteorological data from the SCAQMD's Perris monitoring station was utilized, as this is the nearest station to the Project site for which meteorological data is available. Additionally, a receptor height of 2 meters and regulatory default options were utilized consistent with SCAQMD's LST guidance.

RECEPTORS

As previously stated, LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities.

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illness. Structures that house these persons or places where they gather are defined as "sensitive receptors". These structures typically include uses such as residences, hotels, and hospitals where an individual can remain for 24 hours. Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site has been used to determine construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5}, since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time.

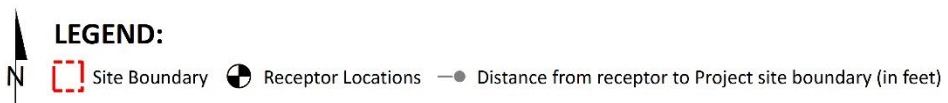
Per the *LST Methodology*, commercial and industrial facilities are not included in the definition of sensitive receptor because employees and patrons do not typically remain onsite for a full 24 hours but are typically onsite for 8 hours or less. However, *LST Methodology* explicitly states that "LSTs based on shorter averaging periods, such as the NO₂ and CO LSTs, could also be applied to receptors such as industrial or commercial facilities since it is reasonable to assume that a worker at these sites could be present for periods of one to eight hours (42)." Therefore, any adjacent land use where an individual could remain for 1 or 8-hours, that is located at a closer distance to the Project site than the receptor used for PM₁₀ and PM_{2.5} analysis, must be considered to determine construction and operational LST air impacts for emissions of NO₂ and CO since these pollutants have an averaging time of 1 and 8-hours.

STUDY AREA RECEPTORS

Receptors in the Project study area are described below and shown on Exhibit 3-A. Localized air quality impacts were evaluated at sensitive receptor land uses nearest the Project site. All distances are measured from the Project site boundary to the outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site.

- R1: Location R1 represents the existing residence at 22980 Peregrine Way, approximately 372 feet northwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R1 is placed at the building façade.
- R2: Location R2 represents the existing residence at 22710 Redwood Drive, approximately 1,721 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R2 is placed at the building façade.
- R3: Location R3 represents the existing residence at 22721 Redwood Drive, approximately 1,473 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R3 is placed at the building façade.
- R4: Location R4 represents the existing residence at 18412 Donna Lane, approximately 1,014 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R4 is placed at the building façade.
- R5: Location R5 represents the existing residence at 22948 Markham Street, approximately 856 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R5 is placed at the building façade.
- R6: Location R6 represents the existing residence at 18412 Donna Lane, approximately 718 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R6 is placed at the building façade.
- R7: Location R7 represents the existing residence at 18100 California 395, approximately 613 feet east of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R7 is placed at the building façade.
- R16: Location R16 represents the Exel Worksite facility at 18310 Harvill Avenue, approximately 169 feet south of the Project site.
- R19: Location R19 represents the Perris Spanish Seventh Day Adventist Church located at 22905 Alviso Drive, approximately 5,394 feet southwest of the Project site.

EXHIBIT 3-A: RECEPTOR LOCATIONS



CONSTRUCTION-SOURCE LOCALIZED EMISSIONS

Emissions during the peak construction activity will not exceed the SCAQMD’s localized significance thresholds at the maximally exposed receptor location, as illustrated on Table 3-10. All other modeled locations in the study area would experience a lesser concentration and consequently a lesser impact. As such, the Project’s localized impacts during construction activity would be less than significant. Outputs from the model runs for construction LSTs are provided in Appendix 3.4.

TABLE 3-10: LOCALIZED SIGNIFICANCE SUMMARY PEAK CONSTRUCTION

| Peak Construction | CO | NO ₂ | PM ₁₀ | PM _{2.5} | |
|---|----------------|-----------------|------------------|-------------------|-------------|
| | Averaging Time | | | | |
| | 1-Hour | 8-Hour | 1-Hour | 24-Hours | 24-Hours |
| Peak Day Localized Emissions | 0.05 | 0.02 | 1.80E-02 | 0.94 | 0.45 |
| Background Concentration ^A | 1.6 | 0.8 | 0.044 | | |
| Total Concentration | 1.65 | 0.82 | 0.06 | 0.94 | 0.45 |
| SCAQMD Localized Significance Threshold | 20 | 9 | 0.18 | 10.4 | 10.4 |
| Threshold Exceeded? | NO | NO | NO | NO | NO |

^A Highest concentration from the last three years of available data.
 Notes: PM₁₀ and PM_{2.5} concentrations are expressed in µg/m³. All others are expressed in ppm.

OPERATIONAL-SOURCE LOCALIZED EMISSIONS

The LST analysis generally includes on-site sources (area, energy, and mobile – are previously discussed in Section 3.5 of this report). However, it should be noted that the CalEEMod outputs do not separate on-site and off-site emissions from mobile sources. As such, to establish a maximum potential impact scenario for analytic purposes, the modeled emissions include all on-site Project-related stationary (area) sources and on-site Project-related mobile emissions. In order to account for on-site mobile emissions, a trip length of 0.7 miles was utilized for both trucks and passenger cars.

Emissions during peak operational activity will not exceed the SCAQMD’s localized significance thresholds at the maximally impacted receptor location, as illustrated on Table 3-11. All other modeled locations in the study area would experience a lesser concentration and consequently a lesser impact. As such, the Project’s localized impacts during operational activity would be less than significant. Outputs from the model runs for operational LSTs are provided in Appendix 3.4.

TABLE 3-11: LOCALIZED SIGNIFICANCE SUMMARY PEAK OPERATIONS

| Peak Construction | CO | | NO ₂ | PM ₁₀ | PM _{2.5} |
|---|----------------|-------------|-----------------|------------------|-------------------|
| | Averaging Time | | | | |
| | 1-Hour | 8-Hour | 1-Hour | 24-Hours | 24-Hours |
| Peak Day Localized Emissions | 7.19E-03 | 4.03E-03 | 2.99E-04 | 1.03E-02 | 4.55E-03 |
| Background Concentration ^A | 1.6 | 0.8 | 0.044 | | |
| Total Concentration | 1.61 | 0.80 | 0.04 | 0.01 | 0.00 |
| SCAQMD Localized Significance Threshold | 20 | 9 | 0.18 | 2.5 | 2.5 |
| Threshold Exceeded? | NO | NO | NO | NO | NO |

^AHighest concentration from the last three years of available data.

Notes: PM₁₀ and PM_{2.5} concentrations are expressed in µg/m³. All others are expressed in ppm.

3.7 CO “HOT SPOT” ANALYSIS

As discussed below, the Project would not result in potentially adverse CO concentrations or “hot spots.” Further, detailed modeling of Project-specific CO “hot spots” is not needed to reach this conclusion. An adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur.

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment.

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards, as shown on Table 3-12.

TABLE 3-12: CO MODEL RESULTS

| Intersection Location | CO Concentrations (ppm) | | |
|--|-------------------------|------------------|--------|
| | Morning 1-hour | Afternoon 1-hour | 8-hour |
| Wilshire Boulevard/Veteran Avenue | 4.6 | 3.5 | 3.7 |
| Sunset Boulevard/Highland Avenue | 4 | 4.5 | 3.5 |
| La Cienega Boulevard/Century Boulevard | 3.7 | 3.1 | 5.2 |
| Long Beach Boulevard/Imperial Highway | 3 | 3.1 | 8.4 |

Source: 2003 AQMP, Appendix V: Modeling and Attainment Demonstrations

Notes: Federal 1-hour standard is 35 ppm and the deferral 8-hour standard is 9.0 ppm.

Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (*1992 CO Plan*), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, 8.4 ppm 8-hr CO concentration measured at the Long Beach Blvd. and Imperial Hwy. intersection (highest CO generating intersection within the “hot spot” analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 7.7 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared (44). In contrast, an adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur.

The ambient 1-hr and 8-hr CO concentration within the Project study area is estimated to be 0.9 ppm and 0.7 ppm, respectively (data from Elsinore Valley station for 2020). Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections.

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour (vph)—or 24,000 vph where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (45). Traffic volumes generating the CO concentrations for the “hot spot” analysis is shown on Table 3-13. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vph and AM/PM traffic volumes of 8,062 vph and 7,719 vph respectively (44). The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations (4.6 ppm x 4= 18.4 ppm) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm)⁹.

TABLE 3-13: TRAFFIC VOLUMES

| Intersection Location | Peak Traffic Volumes (vph) | | | | |
|--|----------------------------|-------------------|--------------------|--------------------|---------------|
| | Eastbound (AM/PM) | Westbound (AM/PM) | Southbound (AM/PM) | Northbound (AM/PM) | Total (AM/PM) |
| Wilshire Boulevard/Veteran Avenue | 4,954/2,069 | 1,830/3,317 | 721/1,400 | 560/933 | 8,062/7,719 |
| Sunset Boulevard/Highland Avenue | 1,417/1,764 | 1,342/1,540 | 2,304/1,832 | 1,551/2,238 | 6,614/5,374 |
| La Cienega Boulevard/Century Boulevard | 2,540/2,243 | 1,890/2,728 | 1,384/2,029 | 821/1,674 | 6,634/8,674 |

⁹ Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm)

| | | | | | |
|---------------------------------------|-------------|-------------|---------|-----------|-------------|
| Long Beach Boulevard/Imperial Highway | 1,217/2,020 | 1,760/1,400 | 479/944 | 756/1,150 | 4,212/5,514 |
|---------------------------------------|-------------|-------------|---------|-----------|-------------|

Source: 2003 AQMP

As summarized on Table 3-14 below, the intersection of Interstate 215 (I-215) Northbound (NB) Ramps and Ramona Expressway would have the highest AM and PM traffic volumes of 6,411 vph and 7,334 vph, respectively. As such, total traffic volumes at the intersections considered are less than the traffic volumes identified in the 2003 AQMP. As such, the Project considered herein along with background and cumulative development would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO “hot spots” are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

TABLE 3-14: PEAK HOUR TRAFFIC VOLUMES

| Intersection Location | Peak Traffic Volumes (vph) | | | | |
|-----------------------------------|----------------------------|-----------------------|----------------------|----------------------|------------------|
| | Northbound (AM/PM) | Southbound (AM/PM) | Eastbound (AM/PM) | Westbound (AM/PM) | Total (AM/PM) |
| Harvill Avenue/Driveway 5 | 1,594/1,014 | 808/1,488 | 1/4 | 0/0 | 2,403/2,507 |
| Harvill Avenue/Cajalco Expressway | 999/1,178 | 689/1,374 | 1,169/1,602 | 2,423/1,657 | 5,280/5,810 |
| I-215 SB Ramps/Ramona Expressway | 0/0 | 2,233/2,240 | 1,155/2,427 | 2,190/1,882 | 5,579/6,549 |
| I-215 NB Ramps/Ramona Expressway | 1,488/1,041 | 0/0 | 2,246/3,422 | 2,677/2,871 | 6,411/7,334 |

SB = Southbound

Source: *Majestic Freeway Business Center (Building 17) Traffic Analysis* (Urban Crossroads, Inc., 2022)

3.8 AQMP

The Project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

The draft 2022 AQMP has been prepared by SCAQMD to continue to evaluate current integrated strategies and control measures to meet the NAAQS, particularly the EPA’s strengthened ozone standard. These approaches include the use of incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the

federal, state, and local levels (25). Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements (26). The Project's consistency with the AQMP will be determined using the 2022 AQMP as discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the 1993 CEQA Handbook (46). These indicators are discussed below:

3.8.1 CONSISTENCY CRITERION NO. 1

The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

The violations that Consistency Criterion No. 1 refer to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded.

Construction Impacts – Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if localized or regional significance thresholds were exceeded. As evaluated, the Project's localized and regional construction-source emissions would not exceed applicable regional significance threshold and LST thresholds. As such, a less than significant impact is expected.

Operational Impacts – Consistency Criterion 1

As evaluated, the Project's localized and regional operation-source emissions would not exceed applicable regional significance threshold and LST thresholds. As such, a less than significant impact is expected.

On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion.

3.8.2 CONSISTENCY CRITERION NO. 2

The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in County of Riverside General Plan is considered to be consistent with the AQMP.

Construction Impacts – Consistency Criterion 2

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. As such, when considering that no emissions thresholds will be exceeded, a less than significant impact would result.

Operational Impacts – Consistency Criterion 2

The Project site is located within an unincorporated portion of the County of Riverside. As per the General Plan, the unincorporated portions of the County are divided into 19 area plans. These area plans provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space, and other topical areas (47). Per the General Plan, the Project site is located within the Mead Valley Area Plan and is designated for Light Industrial uses. The General Plan states that the Light Industrial land use designation is intended for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses at an allowable Floor Area Ratio (FAR) of 0.25-0.60 (47).

As previously stated, the Project is proposed to consist of the development of a 268,955-sf high-cube short-term/transload warehouse building. As such, the Project's proposed uses are generally consistent with the site's land use and zoning designations.

On the basis of the preceding discussion, the Project is determined to be consistent with the second criterion.

AQMP CONSISTENCY CONCLUSION

The Project would not result in or cause NAAQS or CAAQS violations. Although the Project would not be consistent with the site land use and zoning designations, construction and operational-source impacts would not exceed the applicable SCAQMD regional and localized thresholds. As such, the Project is therefore considered to be consistent with the AQMP.

3.9 TOXIC AIR CONTAMINANTS

CONSTRUCTION AND OPERATIONAL

Based on the results of the *Majestic Freeway Business Center (Building 17) (PPT220009) Health Risk Assessment* (48), emissions generated from the Project during short-term construction and long-term operation will not exceed SCAQMD significance thresholds for cancer and non-cancer health risks. As such, a less than significant impact is expected.

3.10 POTENTIAL IMPACTS TO SENSITIVE RECEPTORS

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Results of the LST analysis indicate that the Project would not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction.

Additionally, the Project would not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO “hotspot.” Lastly, the Project will not exceed SCAQMD significance thresholds for cancer and non-cancer health risks during construction and operational activity. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations.

3.10.1 FRIANT RANCH CASE

In December 2018, in the case of *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, the California Supreme Court held that an Environmental Impact Report’s (EIR) air quality analysis must meaningfully connect the identified air quality impacts to the human health consequences of those impacts, or meaningfully explain why that analysis cannot be provided.

Most local agencies, including the County of Riverside, lack the data to do their own assessment of potential health impacts from criteria air pollutant emissions, as would be required to establish customized, locally-specific thresholds of significance based on potential health impacts from an individual development project. The use of national or “generic” data to fill the gap of missing local data would not yield accurate results because such data does not capture local air patterns, local background conditions, or local population characteristics, all of which play a role in how a population experiences air pollution. Because it is impracticable to accurately isolate the exact cause of a human disease (for example, the role a particular air pollutant plays compared to the role of other allergens and genetics in causing asthma), existing scientific tools cannot accurately estimate health impacts of the Project’s air emissions without undue speculation. Instead, readers are directed to the Project’s air quality impact analysis above, which provides extensive information concerning the quantifiable and non-quantifiable health risks related to the Project’s construction and long-term operation.

Notwithstanding, this AQIA does evaluate the proposed Project’s localized impact to air quality for emissions of CO, NO_x, PM₁₀, and PM_{2.5} by comparing the proposed project’s on-site emissions to the SCAQMD’s applicable LST thresholds. The LST analysis above determined that the Project would not result in emissions exceeding SCAQMD’s LSTs. Therefore, the proposed Project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NO_x, PM₁₀, and PM_{2.5}.

As the Project’s emissions would comply with federal, state, and local air quality standards, the proposed Project’s emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level and would not provide a reliable indicator of health effects if modeled.

3.12 ODORS

The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants

- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with current solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors and other emissions (such as those leading to odors) associated with construction and operations activities of the proposed Project would be less than significant and no mitigation is required (49).

3.13 CUMULATIVE IMPACTS

As previously shown in Table 2-3, the CAAQS designate the Project site as nonattainment for O₃, PM₁₀, and PM_{2.5} while the NAAQS designates the Project site as nonattainment for O₃ and PM_{2.5}.

The SCAQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (50). In this report the SCAQMD clearly states (Page D-3):

"...the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for TAC emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.”

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which SCAB is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

CONSTRUCTION IMPACTS

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project construction-source emissions would be considered less than significant on a Project-specific and cumulative basis.

OPERATIONAL IMPACTS

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project operation-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project operation-source emissions would be considered less than significant on a project-specific and cumulative basis.

COUNTY OF RIVERSIDE GOOD NEIGHBOR POLICY

The County of Riverside adopted the Good Neighbor Policy for Logistics and Warehouse/Distribution Uses (Policy Number F-3) on November 19, 2019. (51) The goal of this policy is to provide a framework through which large-scale logistics and warehouse projects can be designed and operated in a way that lessens any impacts on surrounding communities and the environment. The policy applies to logistics warehouse projects that include any building larger than 250,000 square feet in size with more than 20 loading bays. As such, the policy would be applicable to the Project.

Specifically, Table 3-15 identifies the following relevant guidelines that have been reviewed for consistency:

TABLE 3-15: GOOD NEIGHBOR POLICY RELEVANT GUIDELINES

| Measure | | Project Consistency |
|---------|--|--|
| 1.1 | An “Air Quality” study shall be prepared in accordance with the Air Quality Management District (AQMD) guidelines which includes both project specific and cumulative impact analysis. | The analysis presented here conforms with applicable analytic guidelines and requirements. The analysis substantiates that all potential air quality impacts, including potential health risk impacts would be less-than-significant. |
| 1.2 | A “Health Risk Assessment” shall be prepared when a proposed warehouse/distribution facility is located within 1,000 feet of a sensitive receptor, in accordance with AQMD guidelines. | A health risk assessment has been prepared for the proposed Project in accordance with SCAQMD guidelines and is presented under a separate cover. |
| 2.1 | During construction of the warehouse/distribution facility, all heavy-duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards. | All heavy-duty haul trucks accessing the Project site during construction will be in compliance with the CARB Truck and Bus regulation, which requires that heavy duty trucks utilize CARB-Compliant 2010 or newer engines by January 1, 2023. |
| 2.2 | All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar “off-road” construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval. | All diesel-fueled off-road construction equipment rated greater than 50 horsepower will meet CARB Tier 4 standards. |
| 2.3 | The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Non-Grading construction activity in areas greater than 10 acres is allowed. | The maximum daily disturbance area will not exceed 10 acres per day during site preparation and grading. It is anticipated that no more than 4.0 acres would be graded per day. |
| 2.7 | Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity. | The Project would comply with all applicable dust control measures, including SCAQMD Rules 401, 402, and 403. |
| 2.8 | Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance, shall be kept onsite and furnished to the County upon request. | The Project will maintain records on-site during construction to demonstrate compliance with the above requirements. |
| 2.9 | Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations. | The Project would be required to comply with statewide anti-idling rules. Compliance with anti-idling rules diminishes the potential for localized emissions concentrations and reduces potential adverse effects at sensitive receptors. |

| Measure | | Project Consistency |
|---------|--|--|
| 3.1 | Warehouse/distribution facilities should be generally designed so that truck bays and loading docks are a minimum of 300 feet, measured from the property line of the sensitive receptor to the nearest dock door using a direct straight-line method. This distance may be reduced if the site design includes berms or other similar features to appropriately shield and buffer the sensitive receptors from the active truck operations areas. Other setbacks appropriate to the site's zoning classification shall be incorporated in the design. | As designed, the proposed Project's loading docks would not be located within 300 feet of any nearby sensitive receptors. |
| 3.2 | Warehouse/distribution facilities shall be designed to provide adequate on-site parking for commercial trucks and passenger vehicles and on-site queuing for trucks that is away from sensitive receptors. The general queuing and spill-over of trucks onto surrounding public streets shall be prevented. Commercial trucks shall not be parked in the public road right-of-way or nearby residential areas. | The site has been designed such that trucks would not need to queue on streets or elsewhere outside the proposed industrial building they serve. The Project design as approved by the County would act to limit on-site queuing, diminishing the potential for localized emissions concentrations and reduces potential adverse effects at sensitive receptors. |
| 3.11 | Warehouse/distribution facilities shall install electrical panels and conduit to facilitate future electrical connections, to eliminate idling of main and auxiliary engines during the loading and unloading process. At all cold storage facilities electrical connections shall be provided to each dock. | Loading docks would be wired for electrical hook-ups, allowing future users to seamlessly integrate electric charging for trucks, when such technology becomes readily available. |
| 4.1 | Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks ("MHDT") and Heavy-Heavy Duty ("HHD") trucks with a gross vehicle weight rating greater than 19,500 pounds accessing the site use year CARB compliant 2010 or newer engines. The records should be maintained on-site and be made available for inspection by the County. | The proposed Project will comply with the CARB Truck and Bus regulation, which requires the use of CARB compliant 2010 or newer engines. |
| 4.2 | Facility operators shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations. | The Project would be required to comply with statewide anti-idling rules. Compliance with anti-idling rules diminishes the potential for localized emissions concentrations and reduces potential adverse effects at sensitive receptors. |
| 4.4 | Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations. | The operator of the proposed facility will be required to remain in compliance with applicable air quality, health risk, and trucking regulations. |

| Measure | | Project Consistency |
|---------|---|--|
| 4.5 | On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided. | All on-site equipment utilized for the operation of the proposed Project will be electrically powered and charging stations will be provided on-site. |
| 4.6 | Facility operators shall establish specific truck routes between the facility and regular destinations, identifying the most direct routes to the nearest highway/freeway and avoid traveling near sensitive receptors. | The operator of the proposed facility will be required to provide this information to drivers accessing the facility. |
| 4.9 | A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles. | As designed, the proposed Project would meet or exceed California Green Building code requirements and provide parking spaces designated for EV charging at a minimum of 5% of the total auto parking stalls. |
| 5.5 | Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the SCAQMD. | A designated Compliance Officer will be appointed for the facility to ensure compliance with these and other applicable requirements and contact information will be provided to the County on an annual basis. Signs will be posted in order to identify the Compliance Officer's contact information, as well as contact information for the SCAQMD. |

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4 CERTIFICATIONS

The contents of this air study report represent an accurate depiction of the environmental impacts associated with the proposed Majestic Freeway Business Center (Building 17). The information contained in this air quality impact assessment report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at hqureshi@urbanxroads.com

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APPENDIX 2.1:

STATE/FEDERAL ATTAINMENT STATUS OF CRITERIA POLLUTANTS

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APPENDIX 3.1:

CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS

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APPENDIX 3.2:

CALEEMOD PROJECT REGIONAL OPERATIONAL EMISSIONS MODEL OUTPUTS

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APPENDIX 3.3:

CALEEMOD PROJECT LOCALIZED OPERATIONAL EMISSIONS MODEL OUTPUTS

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APPENDIX 3.4:
AERMOD LST MODELING INPUTS/OUTPUTS

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