

March 23, 2022

Mr. Steven Schawtz

VWP-OP Nirvana Owner, LLC

2390 E. Camelback Rd., Ste. 305

Phoenix, AZ 85016

Subject: Shinohara Industrial Center Project – Evaluation of Changes to Air Quality, Greenhouse Gas, and Energy Impact, City of Chula Vista, CA

Dear Mr. Schwartz:

MD Acoustics, LLC (MD) has completed an evaluation of the impacts of changing the construction start date for the Air Quality and Greenhouse Gas Impact Study and Energy Review for the proposed Shinohara Industrial Center Project located at 517 Shinohara Lane near Main Street between Oleander Avenue and Brandywine Avenue in the City of Chula Vista, San Diego County, California. The project proposes to develop a 168,926 square foot warehouse with 4,506 square feet of office space and 4,724 square feet of mezzanine space on approximately 9.72 acres.

Both reports were completed in their most recent versions on March 23, 2022. The analyses were performed using CalEEMod and were based on a construction start date of beginning in March 2022. Since the submittal, the construction start date has been changed to September 2022 per the project applicant. CalEEMod emissions calculations utilize mobile source emission factors from EMFAC. EMFAC forecasts future energy and emission trends and estimates energy usage and emission rates to be decreasing over time as equipment and vehicles become more efficient.¹ For that reason, if the project were to be analyzed again using the current construction start date of September 2022 in CalEEMod, the estimated project emission rates and energy usage would decrease. Therefore, the air quality, greenhouse gas, and energy impact analyses based in a March 2022 construction start date represent a conservative analysis, and as all impacts were found to be less than significant, the change in start date would not cause the project to have a significant impact.

MD is pleased to provide this focused Evaluation of Changes to the Air Quality, Greenhouse Gas, and Energy Impact. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,

MD Acoustics, LLC



Tyler Klassen, EIT

Air Quality Specialist

¹ California Air Resources Board. March 31, 2021. https://ww2.arb.ca.gov/sites/default/files/2021-03/emfac2021_volume_3_technical_document.pdf