

November 21, 2022

Mr. Matthew Fagan
MATTHEW FAGAN CONSULTING SERVICES, INC.
42011 Avenida Vista Ladera
Temecula, CA 92591

RE: STAXUP Storage Expansion Project Air Quality/Greenhouse Gas Letter Memorandum

Dear Mr. Fagan:

KW Air Quality and Noise LLC (KWAQN). is pleased to provide this Letter Memorandum for the proposed STAXUP Storage Expansion Project in the City of Menifee. The purpose of this letter memorandum is to address the potential effect on project emissions due to the most recent changes to the project site plan, dated 11/22.

ORIGINAL PROJECT DESCRIPTION

The project proposes an expansion of an existing mini-storage facility that includes: one (1) three-story, 43,125 square foot (SF) building with an approximate footprint of 14,375 SF and two (2) one-story, 2,800 SF buildings within the existing development area. The project proposes 5 parking spaces (1 of which will be ADA compliant) and one unloading area along the east side of the proposed three-story building. The total new building area is 48,725 SF. The project also includes approximately 8,930 SF of landscaped area (inclusive of a water quality basin) positioned between the three-story building and the recently approved (yet to be constructed) frontage road as a result of the future Holland Overpass project.

UPDATED PROJECT DESCRIPTION

The project now proposes an expansion of an existing mini-storage facility that includes: one (1) three-story, 31,040 square foot (SF) building and two (2) one-story, 2,800 SF buildings within the existing development area. The project proposes 3 parking spaces (1 of which will be ADA compliant) and one unloading area along the east side of the proposed three-story building. The total new building area is 39,204 SF. The project also includes approximately 15,170 SF of landscaped area (inclusive of a water quality basin) positioned between the three-story building and the recently approved (yet to be constructed) frontage road as a result of the future Holland Overpass project.

EFFECT OF THE CHANGES IN THE SITE PLAN ON EMISSIONS

The air quality and greenhouse gas (GHG) emissions from the original version of the project were analyzed in the *STAXUP Storage Expansion Project Air Quality, Greenhouse Gas, and Energy Analysis Technical Memorandum* dated July 29, 2022.

The original analysis found that construction-source emissions would not exceed applicable regional thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). For localized emissions, the project would not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD. Potential construction-source odor impacts were considered less than significant. Project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Project-related GHG emissions would not exceed the SCAQMD draft screening threshold of 3,000 MTCO_{2e} per year for all land uses and would not conflict with the goals of Executive Order S-3-05, SB-32, or AB-32; therefore, the project would not conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and impacts are considered to be less than significant. The project would not result in the inefficient, wasteful, or unnecessary consumption of energy.

Discussion of Changes to Site Plan

As discussed above, the current site plan now proposes an expansion to the existing storage facility that totals 39,204 SF with a 3-space parking lot. The original analysis analyzed the emissions from a 48,725 SF expansion to the existing storage area and a 5-space parking lot; therefore, the previously analyzed project was approximately 24 percent larger than the project that is currently proposed. As the original analysis was performed on a larger project, the emissions reported would be higher than the currently proposed project for both construction and operational criteria pollutant and GHG emissions and would be considered to be worst-case. The as the size of the building has decreased in the most-recent version of the project site plan, the landscaped area has increased. However, the increase in water-use due to the larger landscaped area and the emissions associated with the increase in water use would be negligible.

CONCLUSION

As the proposed project, in its current form, is smaller than the project that was already analyzed, the emissions from the previously-analyzed project are considered to be worst-case. No additional analysis is warranted or required. It has been a pleasure to service your needs on the proposed STAXUP Storage Expansion Project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (951) 212-3277.

Sincerely,



Katie Wilson, M.S.
Air Quality Analyst and CEO
KW Air Quality and Noise, LLC.