

**PROPOSED RULE 2305 WAREHOUSE INDIRECT SOURCE RULE –  
WAREHOUSE ACTIONS AND INVESTMENTS TO REDUCE EMISSIONS  
(WAIRE) PROGRAM**

(a) Purpose

The purpose of this rule is to reduce local and regional emissions of nitrogen oxides and particulate matter, and to facilitate local and regional emission reductions associated with warehouses and the mobile sources attracted to warehouses in order to assist in meeting state and federal air quality standards for ozone and fine particulate matter.

(b) Applicability

This rule applies to owners and operators of warehouses located in the South Coast Air Quality Management District (South Coast AQMD) jurisdiction with greater than or equal to 100,000 square feet of indoor floor space in a single building dedicated to that may be used for warehousing activities by one or more warehouse operators.

(c) Definitions

For the purpose of this rule, the following definitions shall apply:

- (1) ALTERNATIVE ENERGY GENERATION EQUIPMENT means systems at a warehouse facility capable of generating electricity without the use of diesel or gasoline.
- (2) ALTERNATIVE-FUELED VEHICLE means a vehicle or engine ~~that~~ is which is not powered by gasoline or diesel fuel.
- (3) ALTERNATIVE FUELING STATION means fuel dispensing equipment for alternative-fueled vehicles.
- (4) CLASS 2B TRUCK means a truck with a Gross Vehicle Weight Rating (GVWR) of 8,501 to 10,000 pounds.
- (5) CLASS 3 TRUCK means a truck with a GVWR of 10,001 to 14,000 pounds.
- ~~(4)~~(6) CLASS 4 TRUCK means a truck with a GVWR ~~Gross Vehicle Weight Rating (GVWR)~~ of 14,001 to 16,000 pounds.
- ~~(5)~~(7) CLASS 5 TRUCK means a truck with a GVWR of 16,001 to 19,500 pounds.

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- ~~(6)~~(8) CLASS 6 TRUCK means a truck with a GVWR of 19,501 to 26,000 pounds.
- ~~(7)~~(9) CLASS 7 TRUCK means a truck with a GVWR of 26,001 to 33,000 pounds.
- ~~(8)~~(10) CLASS 8 TRUCK means a truck with a GVWR of greater than 33,001 pounds.
- ~~(9)~~(1) ~~ELECTRIC CHARGER means an electric charging station for vehicles. Each unique plug that can charge an individual vehicle at any time, regardless of whether other electric chargers/plugs are operating, counts as one electric charger.~~
- ~~(10)~~(11) COLD STORAGE FACILITY means a distribution facility that temporarily stores perishable goods ~~that are~~which are required to be either refrigerated or frozen.
- (12) DIESEL PARTICULATE MATTER (DPM) means the particles found in the exhaust of diesel fueled internal combustion engines. DPM is a component of fine particulate matter.
- ~~(11)~~(13) DWELL TIME means the number of hours per day ~~that~~ a truck or tractor is parked at a warehouse.
- (14) ELECTRIC CHARGER means an electric charging station for vehicles. Each unique plug that can charge an individual vehicle at any time, regardless of whether other electric chargers/plugs are operating, counts as one electric charger. This equipment is also referred to as Electric Vehicle Supply Equipment (EVSE).
- (15) FUEL TYPE means the fuel used to power a vehicle, such as electricity, hydrogen, natural gas, gasoline, or diesel fuel.
- ~~(12)~~(16) LEVEL 2 CHARGER means electric vehicle supply equipment (EVSE) that can deliver an electric charge up to a rate of 19.2 kilowatts (kW).
- ~~(13)~~(17) LEVEL 3 CHARGER means EVSE that can deliver an electric charge between 19.2 and 50 kW.
- ~~(14)~~(18) LEVEL 4 CHARGER means an EVSE that can deliver an electric charge between 51 and 150kW.
- ~~(15)~~(19) LEVEL 5 CHARGER means an EVSE that can deliver an electric charge ~~above~~greater than 151 kW.
- ~~(16)~~(20) NEAR-ZERO EMISSIONS (NZE) TRUCKS means trucks or tractors with engines ~~that meeting~~ the California Air Resources Board's

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lowest non-zero optional NO<sub>x</sub> standard as defined in the California Code of Regulations Title 13, section 1956.8.

- (21) NITROGEN OXIDES (NO<sub>x</sub>) mean the sum of nitric oxides and nitrogen dioxides emitted, calculated as nitrogen dioxide.
- ~~(17)~~(22) PARENT COMPANY means a company or other entity that owns a controlling interest in a company directly or through one or more subsidiaries.
- ~~(18)~~(23) STRAIGHT TRUCK means a truck that carries cargo on the same chassis as the power unit and cab.
- ~~(19)~~(24) TRACTOR means a heavy-duty Class 7 or 8 truck designed to pull a semi-trailer.
- ~~(20)~~(25) TRUCK CLASS means the size of a truck based on its GVWR.
- (26) TRUCK TRIP means the one-way trip that a truck or tractor makes to or from a site with at least one warehouse to deliver or pick up goods stored at that warehouse, for later distribution to other locations. A truck or tractor entering a warehouse site and then leaving that site counts as two trips.
- ~~(21)~~(27) VEHICLE MILES TRAVELED (VMT) means total annual miles of vehicle travel.
- (28) WAREHOUSE means a building facility consisting of one or more buildings that stores cargo, goods, or products on a short- or long-term basis for later distribution to businesses and/or retail customers.
- ~~(22)~~(29) WAREHOUSE FACILITY means a property that includes a warehouse as well as accessory uses such as parking areas and driving lanes for trucks, trailers, or passenger vehicles; entry and exit points for vehicles; accessory maintenance or security buildings; and fueling or charging infrastructure for vehicles.
- ~~(23)~~(1) ~~WAREHOUSING ACTIVITIES~~ means ~~operations at a warehouse related to the storage and distribution of goods, including but not limited to the storage, labelling, sorting, consolidation and deconsolidation of products into different size packages. Supporting office administration, maintenance, or manufacturing areas within the same warehouse building, that are physically separate from the warehouse area, are not considered warehousing activities for the purpose of this rule.~~
- (24)(30) WAREHOUSE OPERATOR means the business entity who conducts day-to-day operations at a warehouse, either with its employees or through the contracting out of services for all or part of the warehouse

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operations. A warehouse operator can be, but is not necessarily the warehouse owner.

~~(25)~~(31) WAREHOUSE OWNER means the legal, beneficial, and/or equitable owner or owners of a warehouse facility~~business entity or entities who hold the deed to a warehouse.~~

~~(26)~~(32) WAREHOUSE SIZE means the indoor floor space, measured in square feet, of an individual warehouse building ~~dedicated to warehousing that may be used for warehousing~~ activities.

(33) WAREHOUSING ACTIVITIES means operations at a warehouse related to the storage and distribution of goods, including but not limited to the storage, labelling, sorting, consolidation and deconsolidation of products into different size packages. Supporting office administration, maintenance, or manufacturing areas within the same warehouse building, that are physically separate from the warehouse area, are not considered warehousing activities for the purpose of this rule.

~~(27)~~(34) YARD TRUCK means a mobile utility vehicle, that operates as either ~~with an on- or off-road vehicle engine installed,~~ used to carry cargo containers with or without a chassis; also commonly known as a terminal tractor, utility tractor rig ~~(-UTR),~~ yard tractor, yard goat, or yard hostler.; ~~yard hustler, or prime mover.~~ means a tractor that moves trailers short distances at a warehouse, or to a nearby warehouse.

~~(28)~~(35) ZERO-EMISSION (ZE) TRUCK has the same meaning as “zero emission vehicle” defined in California Code of Regulations, Title 13, Section 1963.

### (d) Requirements

#### (1) Warehouse Points Compliance Obligation

Beginning with the Initial Reporting Date in Table 21, a warehouse operator shall earn the applicable WAIRE Points, for the prior 12-month period from July 1 through June 30, in the amount identified in Table 4-2 as specified in subparagraph (d)(1)(A). WAIRE Points shall be earned for actions and investments completed during the compliance period while the warehouse operator occupied the warehouse, except as specified in paragraph (d)(~~36~~). ~~Subdivision (d) only applies to~~ Only warehouse operators in buildings with greater than or equal to 100,000 square feet of floor area ~~dedicated to warehousing that may be used for warehousing~~ activities and who operate

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at least 50,000 square feet of the warehouse are required to earn WAIRE Points.

- (A) The number of WAIRE Points that a warehouse operator must earn in the applicable compliance period shall be calculated according to the following equation.

$$WPCO = WATTs \times Stringency \times \left( \frac{Annual}{Variable} \right)$$

Where:

WPCO = WAIRE Points Compliance Obligation, or the number of WAIRE Points that a warehouse operator must earn every year

WATTs = Weighted Annual Truck Trips as calculated in subparagraph (d)(1)(B) or (d)(1)(C), as applicable

Stringency = XXX

Annual Variable = As specified in Table 24

- (B) The Weighted Annual Truck Trips (WATTs) at a warehouse include all actual truck trips that occurred at a warehouse while the warehouse operator was responsible for operations during the 12-month compliance period. If a warehouse is occupied by more than one warehouse operator, the WATTs are calculated only for truck trips to or from that operator. Actual truck trip data to a warehouse shall be collected by the warehouse operator and WATTs shall be calculated according to the following equation and as specified in the WAIRE Program Implementation Guidelines.

$$WATTs = [Class 4-2b to 7 truck trips] + [2.5 \times Class 8 truck trips]$$

Where:

Class 4-2b to 7 truck trips = All trucks or tractors ~~that entered or exited~~ a warehouse truck gate(s) or driveway(s) that are truck ~~e~~Class 2b, 3, 4, 5, 6, or 7. If truck class

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information is not available, Class 4-2b to 7 trucks are all straight trucks that entered or exited a warehouse truck gate(s) or driveway(s).

Class 8 truck trips = All ~~e~~Class 8 trucks or tractors ~~that~~ entered or exiting a warehouse truck gate(s) or driveway(s). If truck class information is not available, Class 8 trucks are all tractors that entered or exited a warehouse truck gate(s) or driveway(s).

- (C) If a warehouse operator does not have information about the number of truck trips at a warehouse due to a force majeure event such as a destruction of records from a fire, the WATTs shall be calculated according to the following equation.

$$WATTs = Days\ per\ Year \times Warehouse\ Size \times WTTR$$

Where:

Days per Year = The number of days that the warehouse operator has operational control of the warehouse during the 12-month compliance period

Warehouse Size = Warehouse size in thousand square feet (tsf), as defined in subdivision (c)

WTTR = Weighted Truck Trip Rate, where:  
Warehouses  $\geq 200,000$  = 0.95 trips/tsf/day  
Warehouses  $\geq 100,000$  = 0.67 trips/tsf/day  
Cold Storage Warehouses = 2.17 trips/tsf/day

(2) Earning WAIRE Points

WAIRE Points shall only be earned through completing actions in the WAIRE Menu in Table 3 and as described in (d)(3), or by completing actions in an approved Custom WAIRE Plan as described in (d)(4), or by choosing to pay a mitigation fee as described in (d)(5) in lieu of completing actions in the WAIRE Menu or in an approved Custom WAIRE Plan.

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### (2)(3) Determining the Number of WAIRE Points Earned Using the WAIRE Menu

~~All WAIRE Points a~~ warehouse operator ~~may~~ earns WAIRE Points shall be determined for actions completed in the WAIRE Menu in Table 3 and based on the point values specified therein, the WAIRE Menu in Table 3.

(A) WAIRE Points may not be earned from WAIRE Menu items in Table 3 if those same actions or investments are required by a separate the United States Environmental Protection Agency (U.S. EPA), the California Air Resources Board (CARB), or South Coast AQMD rules and regulations during the compliance year in paragraph (d)(1). Actions or investments that go beyond U.S. EPA, CARB, or South Coast AQMD rules and regulations can earn WAIRE Points.

### (3)(4) WAIRE Points Earned Using a Custom WAIRE Plan

(A) Warehouse owners or operators may apply to earn WAIRE Points through a customized plan for their facility. The Custom WAIRE Plan application shall follow the WAIRE Implementation Guidelines and the criteria below.

(i) Custom WAIRE Plan applications must demonstrate how the proposed action will earn WAIRE Points based on the incremental cost of the action, the NOx emission reductions from the action, and the DPM emission reductions from the action, relative to baseline conditions if the warehouse operator had not completed the action in that compliance year.

(A) The methodology to determine the total WAIRE Points for an action in a Custom WAIRE Plan application shall be consistent with methods in the WAIRE Program Implementation Guidelines.

(ii) Any WAIRE Points for emission reductions must be quantifiable, verifiable, and real as determined by the Executive Officer and consistent with the WAIRE Implementation Guidelines.

(iii) Custom WAIRE Plan applications must include the elements described below:

- (A) A description how the proposed actions will achieve quantifiable, verifiable, and real NO<sub>x</sub> and DPM emission reductions as quickly as feasible, but no later than three years after plan approval; and
- (B) A quantification of expected NO<sub>x</sub> and/or DPM emission reductions from the proposed project within the South Coast AQMD and within three miles of the warehouse; and
- (C) A description of the method to be used to verify that the proposed project will achieve NO<sub>x</sub> and/or DPM emission reductions; and
- (D) A schedule of key milestones showing the increments of progress to complete the proposed project; and
- (E) A description of the location and a map of where the proposed project will occur; and
- (F) Any expected permits or approvals required by other private parties, or South Coast AQMD, or other federal, state, or local government agencies to implement the proposed plan.
- (iv) Any proposed plan that relies on VMT reduction must demonstrate that these reductions are surplus to what is included in the most recent approved Regional Transportation Plan (RTP) and Air Quality Management Plan (AQMP).
- (B) Review of Custom Option Plan Applications
  - (i) A Custom WAIRE Plan application must be submitted at least 9 months before an Annual WAIRE Report is due for the year in which the Plan will earn Points.
  - (ii) Within 30 days of receipt of the Custom Option Plan, the Executive Officer will conduct an initial review of the Custom Option Plan and confirm receipt.
  - (iii) The Executive Officer shall approve or reject the Custom Option Plan within 3 months of submittal. If no formal approval or rejection is received by the applicant, the application is presumed rejected unless otherwise provided

for by the Executive Officer in writing. Approval or rejection will be based on whether:

- (A) The Custom Option Plan was prepared consistent with paragraph (d)(4)(A) and in accordance with the WAIRE Program Implementation Guidelines; and
- (A) The information provided was complete and accurate.
- (iv) Within 30 days of the date of notification by the Executive Officer of disapproval of a Custom WAIRE Plan application, an owner or operator shall revise and resubmit a Custom Plan Proposal that corrects all identified deficiencies. If the Executive Officer does not approve the subsequent revised plan within 30 days of resubmission, then no WAIRE Points may be earned from the Custom WAIRE Plan in the current compliance period.
- (v) A Custom WAIRE Plan application shall be made available, by the Executive Officer, for public review no less than thirty (30) days prior to approval.
- (C) For any Plan that requires implementation beyond the subsequent Annual WAIRE Report, a progress report must be provided every six months after Plan approval. The progress report shall be consistent with the WAIRE Program Implementation Guidelines and include at a minimum, all of the following:
  - (i) The key milestones achieved and a schedule indicating dates for future increments of progress; and
  - (ii) Identification of any milestones that have been or will be achieved later than specified in the approved Custom Plan and the reason for achieving the milestones late. The progress report must describe how each late milestone will be achieved and when WAIRE Points are anticipated to be earned from that action.
- (D) If the Executive Officer determines that a warehouse owner or operator is not making adequate progress to complete an approved Custom WAIRE Plan, then the Executive Officer may rescind approval of the plan 30 days after notifying the plan applicant of the proposed rescission. The notice to the plan applicant shall contain

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a description of the identified deficiencies in the Custom WAIRE Plan implementation.

(i) If the owner or operator does not subsequently demonstrate to the Executive Officer's satisfaction that the deficiencies in implementing the plan have been corrected, then the Executive Officer will rescind approval of the Custom WAIRE Plan and notify the owners or operators of the rescission.

~~(A)~~(E) If the expected WAIRE Points from an approved Custom Plan are not earned during the applicable compliance period, the owner or operator shall be in violation of this rule unless the owner or operator demonstrates that they have met their Warehouse Points Compliance Obligation by the date that they submit their Annual WAIRE Report using WAIRE Points earned through requirements in paragraphs (d)(3) or (d)(5).

### ~~(4)~~(5) Mitigation Fee

In lieu of earning the required number of WAIRE Points in paragraph (d)(3) or (d)(4) If a warehouse operator does not earn a sufficient number of WAIRE Points to may choose to satisfy all or any remaining part of their WAIRE Points Compliance Obligation in (d)(1), they shall pay through payment of a mitigation fee to make up the difference according to the schedule below. The mitigation fee rate shall be equal to in the amount of \$1,000XX for each WAIRE Point.

~~(A) In any one compliance year, if a warehouse operator does not complete at least 50% of their WAIRE Points Compliance Obligation through the earning of WAIRE points from Table 3, the following year the mitigation fee rate shall be ten percent more than the dollar value per WAIRE Point that the warehouse operator paid in the previous year.~~

### ~~(5)~~(6) Transferring WAIRE Points

WAIRE Points are not transferable, except as specified below.

#### (A) Transferring WAIRE Points to a Different Warehouse

If a warehouse operator conducts warehousing activities at more than one warehouse, then WAIRE Points earned for one warehouse may be used at the other warehouse(s) under the operational control of that same warehouse operator. Only those points ~~that are earned~~

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in excess of a warehouse operator's WAIRE Points Compliance Obligation at that site may be transferred. Any WAIRE Points transferred to a different warehouse shall be discounted as calculated using the values specified in the WAIRE Menu in Table 3.

(B) Transferring WAIRE Points to a Different Compliance Year

If a warehouse operator earns more WAIRE Points than is required for its annual Warehouse Points Compliance Obligation, then it may use those remaining WAIRE Points at the same warehouse to satisfy its Warehouse Points Compliance Obligation in any of the following three years.

(i) WAIRE Points may not be transferred to a subsequent compliance year if the WAIRE Menu items used to earn WAIRE Points are required by a U.S. EPA, CARB, or South Coast AQMD rules and regulations in that subsequent year.

(ii) Owners or operators transferring WAIRE Points to a different compliance year shall demonstrate that any onsite improvements or equipment installations that were used to earn the WAIRE Points being transferred are still operational at that warehouse facility in the year that WAIRE Points are used.

(iii) WAIRE Points earned prior to a warehouse operator's first compliance year pursuant to paragraph (d)(1) may be banked and transferred up to three years after the warehouse operator's first compliance year. This early compliance must be documented in an Annual WAIRE Report immediately following the year in which the action or investment was completed.

(C) Transferring WAIRE Points Between a Warehouse Owner and a Warehouse Operator

A warehouse owner may earn WAIRE Points during a compliance period using the methods specified in paragraphs (d)(2), (d)(4), or (d)(5) or may have WAIRE Points transferred to them from the warehouse operator at that site. The warehouse owner may transfer these WAIRE Points to any warehouse operator at the site where the WAIRE Points were earned within a three-year period after the

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points were earned.

(7) Reporting

(A) Warehouse Operations Notification

Warehouse owners shall notify the South Coast AQMD in the manner specified in paragraph (e)(1) when any of the following conditions occur:

(i) Within 60 calendar days of rule adoption;

(ii) Within 14 calendar days after a new warehouse operator has the ability to use at least 50,000 square feet of a warehouse that has greater than or equal to 100,000 square feet used for warehousing activities;

(iii) Within 30 calendar days after a renovated warehouse has received a certificate of occupancy from the local land use agency such that the total warehouse space that may be used for warehousing activities has increased or decreased; or

(iv) Within three calendar days of a request from the Executive Officer.

(B) Initial Site Information Report

Warehouse operators shall submit an Initial Site Information Report in the manner specified in paragraph (e)(2) no later than January 15 of the year that they must submit their first annual WAIRE Report for that warehouse facility, or within 30 calendar days of a request by the Executive Officer.

~~(D)~~ (C) Annual WAIRE Report

Warehouse operators shall submit an annual WAIRE Report in the manner specified in paragraph (e)(3) ~~by the Executive Officer~~ no more than 30 calendar days after July 1, beginning with the Initial Reporting Date in Table 12. The annual WAIRE Report, in accordance with the WAIRE Program Implementation Guidelines, shall include the information described in paragraph (e)(3) to demonstrate how the warehouse operator satisfied the requirement of paragraph (d)(1) in the preceding compliance period.

(D) If a warehouse operator vacates a warehouse prior to the Annual WAIRE Report submission date in subparagraph (d)(7)(c) June 30 in any year that they must satisfy an annual WAIRE Points

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Compliance Obligation, then the Annual WAIRE Report shall be submitted to South Coast AQMD no later than the date that they vacate the warehouse.

### (e) Reporting, Notification, and Recordkeeping Requirements

#### ~~(1) Warehouse Operations Notification~~

~~The warehouse owner shall notify the South Coast AQMD within two months of rule passage and also no later than two weeks after any of the following conditions:~~

- ~~(A) A new warehouse operator has taken over operational control of a warehouse with more than 100,000 square feet dedicated to warehousing activities;~~
- ~~(B) A warehouse building has been modified and the total warehouse space dedicated to warehousing activities has been changed~~
- ~~(C) Upon request of the Executive Officer.~~

#### ~~(2)~~(1) Warehouse Operations Notification

The notification required ~~in~~ pursuant to subparagraph ~~(d)(7)(A)(e)(1)~~ shall be made in the manner specified by the Executive Officer and the WAIRE Program Implementation Guidelines. The notification shall include:

- (A) The ~~business-legal~~ name and contact information of the warehouse operator;
- (B) The duration of the current lease term, if applicable;
- (C) The warehouse size(s) and the square footage ~~dedicated to warehousing~~ that may be used for warehousing activities under the operational control of each of the current warehouse operators ~~(s)~~ at a site; and
- (D) The ~~business name~~ last known legal name and contact information of the previous warehouse operator and the end date of the previous warehouse operator's warehousing activities at that site, if applicable.

#### ~~(3) Initial Site Information Report~~

~~The warehouse operator shall submit an Initial Site Information Report by January 15 of the year that they must submit their first annual WAIRE Report for that facility, or within 30 days of a request by the Executive Officer. The Initial Site Information Report shall include information as specified in subparagraphs (A) through (G) below.~~

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### (2) Initial Site Information Report

The Initial Site Information Report required in subparagraph (d)(7)(B) shall be made in the manner specified by the Executive Officer and the WAIRE Implementation Guidelines, and shall include the following information:

(A) ~~The Initial Site Information Report shall include the w~~Warehouse size, and the square footage that may be used for dedicated to warehousing activities.

(i) If the warehouse building has less than 100,000 square feet ~~dedicated to~~that may be used for warehousing activities, then no additional information ~~is~~ pursuant to ~~subparagraphs (e)(2)(B) through (e)(2)(G) below~~ is required.

(~~i~~)<sup>(ii)</sup> Any operator leasing less than 50,000 square feet of warehouse space that may be used for warehousing activities is not required to report additional information pursuant to subparagraphs (e)(2)(B) through (e)(2)(G), unless the same parent company owns or controls multiple operators in the same building who collectively use greater than or equal to 50,000 square feet of warehousing space for warehousing activity.

(B) ~~The Initial Site Information Report shall include~~Actual truck trip data, including:

(i) Number of truck trips in the previous 12~~-~~month period for the warehouse operator at that warehouse;

(ii) Number of truck trips anticipated for the next applicable 12~~-~~month compliance period in subdivision (d); and

(iii) For the purposes of this subparagraph, truck trips shall be reported in two categories. The first category shall include all trucks or tractors using a facility's truck gate or driveway that are truck eClass 4-2b through truck eClass 7, or straight trucks if truck class information is not available. The second category shall include all trucks and tractors that are truck eClass 8, or all tractors if truck class information is not available.

(C) If the warehouse operator owns or leases on-road trucks or tractors that serve that warehouse, the Initial Site Information Report shall include fleet data including:

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- (i) Number of trucks and tractors in the fleet servicing that warehouse, by truck class, and fuel type;
  - (ii) Total VMT by truck class and fuel type; and
  - ~~(iii)~~ (iii) Typical dwell time at the facility by truck class; and
  - ~~(iii)~~ (iv) Information about which trucks or tractors are owned or leased.
- (D) If the warehouse has an alternative fueling station(s) or electric charging station(s) located onsite, the Initial Site Information Report shall include:
  - (i) Number of electric chargers/alternative fueling stations installed. The report must include the level for each electric charging station. For alternative-fueling stations, the report must include the fuel type, maximum fuel dispensing rate, the maximum amount of fuel that can be dispensed daily, and the pressure of the fueling system, if applicable;
  - (ii) Types of vehicles served;
  - (iii) Total fuel dispensed and/or charging provided in the previous 12-month period.
- (E) If the warehouse operator has yard trucks that are ~~based~~ used at that ~~site~~ warehouse facility, the Initial Site Information Report shall include:
  - (i) Number of yard trucks, and indicate which of these are registered as motor vehicles under Vehicle Code section 4000, et seq. by onroad and offroad classification;
  - (ii) Fuel type and engine size; and
  - (iii) Total annual hours of operation of all yard trucks.
- (F) If the warehouse has onsite alternative energy generation equipment and/or onsite energy storage equipment, the Initial Site Information Report shall include:
  - (i) The type and rated capacity of the alternative energy generation system in kilowatts and kilowatt-hours per year, and/or rated capacity of the energy storage system in kilowatt-hours, as applicable.
  - (ii) The total energy generation and/or usage of the energy storage system in kilowatt hours expected during the next applicable 12-month compliance period in subdivision (d).

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(G) The Initial Site Information Report shall include whether the warehouse operator anticipates earning WAIRE Points from the WAIRE Menu, from a Custom WAIRE Plan, or by choosing to pay a mitigation fee the anticipated categories from the WAIRE Menu that the warehouse operator expects to use for the next applicable 12-month compliance period in subdivision (d). If the warehouse operator anticipates using the WAIRE Menu, the anticipated actions in the WAIRE Menu shall be reported. The actual WAIRE Menu items used for compliance ~~in the next applicable 12-month compliance period~~ can be from ~~those~~ the methods reported in the Initial Site Information Report, or from any other category in the WAIRE Menu, or any other method to earn WAIRE Points in paragraph (d)(2).

### ~~(4)(3)~~ Annual WAIRE Report

~~Annual WAIRE Reports required under subdivision (d) shall contain information as specified in subparagraphs (e)(4)(A) and (e)(4)(B) below.~~ Annual WAIRE Reports required pursuant to subparagraph (d)(7)(C) or (D) shall be made in the manner specified by the Executive Officer and as specified in the WAIRE Implementation Guidelines, and shall include the following information:-

- (A) The Annual WAIRE Report shall include truck trip data, including:
- (i) Number of actual truck trips during the compliance period in described in paragraph (d)(1); and
  - (ii) Truck trips shall be reported in the same manner as described in subparagraph (e)(32)(B)(iii)

(B) For every WAIRE Menu item used to earn WAIRE Points, the WAIRE Annual Report shall contain ~~the~~ information about the Reporting Metric specified in Table 3.

~~(B)(C)~~ Every Annual WAIRE Report shall include current contact information for the warehouse operator.

### (4) Recordkeeping

Records which document the accuracy and validity of all information submitted to the South Coast AQMD as required by this ~~R~~rule shall be kept by the warehouse operator or owner as applicable, for a minimum of seven years from the reporting deadline, and made available upon request during

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normal business hours.

### (f) WAIRE Implementation Guidelines

The Executive Officer shall periodically publish guidelines for implementing the WAIRE Program.

### (g) Exemptions

#### (5)(1) Operators In Warehouses That Have Less Than 50,000 Square Feet That They May Use For Warehousing Activities

Warehouse operators who can only use less than 50,000 square feet of a warehouse for warehousing activities due to terms of their lease are not subject to the requirements in subdivision (d)(1) unless the same parent company owns or controls multiple operators in the same building who collectively use more than 50,000 square feet of space for warehousing activity.

#### (6)(2) Unforeseen Circumstances

In instances where investments or actions completed by an owner or operator perform at a level significantly lower than anticipated due to unforeseen circumstances beyond the control of the warehouse operator and such that the anticipated WAIRE Points for that action can not be fully earned, the owner or operator may apply for a partial or complete exemption to the Executive Officer following procedures in the WAIRE Program Implementation Guidelines. The application must specify what portion of the WPCO determined by subparagraph (d)(1) that the malfunctioning equipment would have satisfied and why WAIRE Points can not be earned from other actions in subparagraph (d)(2).

### (f)(h) Severability

If any provision of this rule is held by judicial order to be invalid, ~~or invalid~~ or inapplicable to any person or circumstance, such order shall not affect the validity of the remainder of this rule, or the validity or applicability of such provision to other persons or circumstances. In the event any of the exceptions to this rule are held by judicial order to be invalid, the persons or circumstances covered by the exception shall instead be required to comply with the remainder of this rule.

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**Table 1 – Initial Requirement Date**

<u>Warehouse Size (sq. ft.)</u>	<u>Initial Reporting Date</u>
<u>&gt; 250,000</u>	<u>August 2, 2022</u>
<u>&gt; 150,000</u>	<u>August 1, 2023</u>
<u>&gt; 100,000</u>	<u>July 31, 2024</u>

**Table 1-2 – Annual Variable**

<b>WAIRE Report Year*</b>	<b>Annual Variable</b>
First Year	XX
Subsequent Years	XX
Etc.	XX
	XX
	XX

\* This is the year that a warehouse submitted its Annual WAIRE Report.

**Table 2 – Initial Requirement Date**

<b>Warehouse Size (sq. ft.)</b>	<b>Initial Reporting Date</b>
$\geq 250,000$	July 30, 2021
$\geq 150,000$	August 2, 2022
$\geq 100,000$	August 1, 2023

**Table 3 WAIRE Menu**

<u>Action/Investment</u>	<u>Action/Investment Details</u>	<u>Reporting Metric</u>	<u>Annualized Metric</u>	<u>WAIRE Points per Annualized Metric</u>	<u>Discounted WAIRE Points</u> Subparagraph (d)(6)(A)
<u>Acquire ZE/NZE Trucks in Warehouse Operator Fleet</u>	<u>ZE Class 8</u>	<u>Number of trucks</u>	<u>One truck acquired</u>	<u>126</u>	<u>126</u>
	<u>ZE Class 4-7</u>			<u>68</u>	<u>68</u>
	<u>ZE Class 2b-3</u>			<u>14</u>	<u>14</u>
	<u>NZE Class 8</u>			<u>55</u>	<u>55</u>
	<u>NZE Class 4-7</u>			<u>26</u>	<u>26</u>
<u>ZE/NZE Truck Visits</u>	<u>ZE Class 8</u>	<u>Number of visits</u>	<u>365 truck visits</u>	<u>51</u>	<u>33</u>
	<u>ZE Class 4-7</u>			<u>12</u>	<u>9</u>
	<u>ZE Class 2b-3</u>			<u>9</u>	<u>6</u>
	<u>NZE Class 8</u>			<u>42</u>	<u>24</u>
	<u>NZE Class 4-7</u>			<u>12</u>	<u>9</u>
<u>Acquire ZE Yard Truck</u>		<u>Number of yard trucks</u>	<u>One yard truck acquired</u>	<u>177</u>	<u>177</u>
<u>Use ZE Yard Truck</u>		<u>Hours of use</u>	<u>1,000 hours</u>	<u>291</u>	<u>51</u>
<u>Install Onsite ZE Charging or Fueling Infrastructure</u>	<u>Level 5 EVSE Purchase</u>	<u>Number of EVSE purchased</u>	<u>One EVSE purchased</u>	<u>118</u>	<u>118</u>
	<u>Level 4 EVSE Purchase</u>			<u>51</u>	<u>51</u>
	<u>Level 3 EVSE Purchase</u>			<u>26</u>	<u>26</u>
	<u>Level 2 EVSE Purchase</u>			<u>5</u>	<u>5</u>
	<u>TRU Plug EVSE Purchase</u>			<u>3</u>	<u>3</u>
	<u>Begin construction on Level 3, 4, or 5 charger project</u>	<u>First day of construction</u>	<u>One construction project</u>	<u>9</u>	<u>9</u>
	<u>Begin construction on Level 2 charger project</u>			<u>9</u>	<u>9</u>
	<u>Begin construction on TRU Plug project</u>			<u>5</u>	<u>5</u>
	<u>Finalize Level 3, 4, or 5 charger project</u>	<u>The latter of final permit sign off or charger energization</u>	<u>One construction project</u>	<u>59</u>	<u>59</u>
	<u>Finalize Level 2 charger project</u>			<u>9</u>	<u>9</u>
<u>Finalize TRU Plug project</u>	<u>7</u>			<u>7</u>	
	<u>Hydrogen (H<sub>2</sub>) Station</u>	<u>Daily capacity of station in kilograms (kg)</u>	<u>One 700 kg/day station construction project</u>	<u>1,680</u>	<u>1,680</u>
<u>Use Onsite ZE Charging or Fueling Infrastructure</u>	<u>Vehicle Charging</u>	<u>Kilowatt-hours (kWh) of dispensed electricity</u>	<u>165,000 kWh</u>	<u>42</u>	<u>24</u>
	<u>TRU Charging</u>			<u>10</u>	<u>3</u>
	<u>H<sub>2</sub> Station Usage</u>	<u>Kg of dispensed H<sub>2</sub></u>	<u>6,152 kg</u>	<u>43</u>	<u>25</u>
<u>Install Onsite Solar Panels</u>	<u>Rooftop</u>	<u>Size of system in kW</u>	<u>100 kW system</u>	<u>23</u>	<u>23</u>
	<u>Carport</u>			<u>27</u>	<u>27</u>
<u>Use Onsite Solar Panels</u>		<u>Energy production in kWh</u>	<u>165,000 kWh</u>	<u>2</u>	<u>2</u>
<u>Install High-Efficiency Filters or Filter Systems in Residences, Schools, Daycares, Hospitals, or Community Centers</u>	<u>Install Stand-Alone System</u>	<u>Number of systems installed</u>	<u>25 systems</u>	<u>55</u>	<u>55</u>
	<u>Install Filters</u>	<u>Number of filters installed</u>	<u>200 filters</u>	<u>51</u>	<u>51</u>