

Prepared for
Highland Fairview Co.

Prepared by
Ramboll Americas Engineering Solutions, Inc.
Irvine, California

Project Number
1940120909

Date
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CUSTOM WAIRE PLAN (CWP-02-2026) APPLICATION

FACILITY ID 207861

**12706 PACIFIC GATEWAY, MORENO VALLEY,
CALIFORNIA 92555**

CONTENTS

	Page
1. INTRODUCTION	1
2. DESCRIPTION OF PROPOSED ACTIONS	2
3. QUANTIFICATION OF WAIRE POINTS FOR PROPOSED ACTIONS	3
4. VERIFICATION METHODOLOGY FOR PROPOSED ACTIONS	4
5. SCHEDULE OF KEY MILESTONES FOR PROPOSED ACTIONS	5
6. LOCATION OF PROPOSED ACTIONS	6
7. EXPECTED PERMITS OR APPROVALS REQUIRED FOR PROPOSED ACTIONS	7

ATTACHMENTS

Attachment A: Building Permit

Attachment B: Certificate of Occupancy

ACRONYMS AND ABBREVIATIONS

Acronym	Definition
AWR	Annual WAIRE Report
SCAQMD	South Coast Air Quality Management District
DPM	diesel particulate matter
NOx	oxides of nitrogen
WAIRE	Warehouse Actions and Investments to Reduce Emissions
WLC	World Logistics Center

1. INTRODUCTION

Ramboll Americas Engineering Solutions, Inc. (Ramboll) is pleased to present this Custom WAIRE (Warehouse Actions and Investments to Reduce Emissions) Plan application for the World Logistics Center Building 6A ("WLC Bldg 6A") warehouse facility, on behalf of the facility owner HF LOGISTICS-SKX T3, LLC ("Highland Fairview"). This warehouse facility, located at 12706 Pacific Gateway, Moreno Valley, CA 92555, is registered with the South Coast Air Quality Management District (South Coast AQMD) under Facility ID 207861.

As required by South Coast AQMD Rule 2305(d)(4)(A),¹ this Custom WAIRE Plan application includes the following sections:

- Description of Proposed Actions
- Quantification of WAIRE Points for Proposed Actions
- Verification Methodology for Proposed Actions
- Schedule of Key Milestones for Proposed Actions
- Location of Proposed Actions
- Expected Permits or Approvals Required for Proposed Actions

If you have any questions about this application, please feel free to contact Ramboll and/or Highland Fairview at:

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¹ South Coast AQMD. 2021. Rule 2305: Warehouse Indirect Source Rule. Available at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xxiii/r2305.pdf?sfvrsn=15>. Accessed: May 2026.

2. DESCRIPTION OF PROPOSED ACTIONS

Pursuant to the Settlement Agreement between the South Coast AQMD and Highland Fairview dated October 11, 2016, Highland Fairview is required to pay an Air Quality Improvement Fee of \$0.64 per square-foot for every building constructed within the World Logistics Center (WLC). The fee is due at the time of issuance of a Certificate of Occupancy for each building constructed in the WLC and is intended to adequately mitigate heavy-duty truck related air quality impacts that may result from the construction and operation of WLC. South Coast AQMD may use the collected funds for any purpose that will improve air quality in the South Coast Air Basin.

WLC Bldg 6A (Facility ID 207861) has a total floor area of 950,530 square feet and its Certificate of Occupancy was issued on May 13, 2026. Applying the \$0.64 per square-foot rate results in an Air Quality Improvement Fee of \$608,339.20.

Highland Fairview will pay the \$608,339.20 Air Quality Improvement Fee to South Coast AQMD pursuant to the Settlement Agreement. These payments are not penalties assessed or collected for violation of the Warehouse Indirect Source Rule. The Air Quality Improvement Fee will be used to improve air quality in the South Coast Air Basin, as determined by the South Coast AQMD Governing Board. Separately, Highland Fairview will earn WAIRE points associated with WLC Bldg 6A through filing a 2026 Annual WAIRE Report.

3. QUANTIFICATION OF WAIRE POINTS FOR PROPOSED ACTIONS

As noted in **Section 2**, Highland Fairview will remit a total payment of \$608,339.20 for WLC Bldg 6A (Facility ID 207861). Applying the Rule 2305 and Rule 316 fee structure, the WAIRE Points generated by this payment are estimated to be **572.5 points** (see calculation details below, rounding down to the first decimal place).

$$WAIRE\ Points = \frac{\$608,339.20}{\$1000 + \$1000 \times 6.25\%} = 572.5$$

4. VERIFICATION METHODOLOGY FOR PROPOSED ACTIONS

The proposed action is the payment of a \$608,339.20 Air Quality Improvement Fee to South Coast AQMD. These funds will be allocated by the South Coast AQMD Governing Board to improve air quality within the South Coast Air Basin. As specific projects have not yet been determined, South Coast AQMD will evaluate and verify air quality benefits once the funding is awarded.

5. SCHEDULE OF KEY MILESTONES FOR PROPOSED ACTIONS

The sole milestone for this Custom WAIRE Plan is remittance of the Air Quality Improvement Fee for WLC Bldg 6A to South Coast AQMD. South Coast AQMD will issue an invoice for the total amount of \$608,339.20 after it confirms the final building square footage for WLC Bldg 6A and approves this Plan. Highland Fairview (the facility owner) will pay the invoiced amount in full immediately upon receipt of the invoice. No additional project-implementation milestones are required because all subsequent verification and disbursement of funds will be managed by South Coast AQMD.

6. LOCATION OF PROPOSED ACTIONS

The proposed action is the payment of a \$608,339.20 Air Quality Improvement Fee to South Coast AQMD. These funds will be allocated by the South Coast AQMD Governing Board to improve air quality within the South Coast Air Basin. The location of specific projects will be determined by South Coast AQMD once the funding is awarded.

7. EXPECTED PERMITS OR APPROVALS REQUIRED FOR PROPOSED ACTIONS

No permits or regulatory approvals are required to implement the actions proposed in this Custom WAIRE Plan. For documentation purposes only, the City of Moreno Valley Building Permit confirming the 950,530-square-foot floor area of WLC Bldg 6A and its Certificate of Occupancy (issued on May 13, 2026) are included as **Attachments A** and **B**, respectively.

Custom WAIRE Plan Application
World Logistics Center Building 6A
Moreno Valley, California

ATTACHMENT A
BUILDING PERMIT



City of Moreno Valley
Community Development Department

Building and Safety Division
14177 Frederick Street
Moreno Valley, CA 92553

Permit Information : www.moval.org/simplicity

ADDRESS: 12706 - 12706 PACIFIC GATEWAY

PERMIT NO.: BFC24-0161

Location: 51

Parcel No: 488350056

Construction Type: IIIB, VB, VB, VB, VB

Tract No: 0

Occupancy Load: 1901

Lot: 1-P,

Occupancy: S-1, U, U, Other Use, U

Valuation: \$19,100,000.00

Status: Issued

Applied: 10/24/2024

Type: Building Full Review Commercial

Issued: 01/21/2025

Permit Fees: \$1,127,059.76

Expires: 01/21/2026

DESCRIPTION: T&M - FOUNDATION / SLAB ONLY - WLC Bldg 6A | 950,530 SF concrete tilt-up industrial building - cold dark shell w/ code minimum MEP's | 1 trash enclosure | 400 SF pump house | 34 light poles | 2238 LF screen walls | 2564 LF fencing/gates, on Sewer - MVU release

Owner: HF PROP

14225 CORPORATE WAY
MORENO VALLEY, CA 92553

Applicant: Nate Hall
1150 EAGLEWOOD LOOP
NORTH SALT LAKE UT, 84054

Owner Phone:

Applicant Phone: 3857776838

Business:

Contractor: LAYTON CONSTRUCTION COMPANY LLC

9090 SOUTH SANDY PARKWAY
SANDY, UT 84070

Business Phone:

Contractor Phone: 8015689090

License Number: 795238

By my signature below, I certify to each of the following:

- I have read this construction permit application and the information I provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city to enter the above-identified property for inspection purposes.
- If Licensed Contractor, by Contractor Declaration, I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
- If Licensed Contractor - I testify that I have also included the "Workers Compensation Declaration for CA Licensed Contractors" for permit issuance.
- If Property Owner-Builder - I testify that I have also included the "Owner-Builder Verification Form" for permit issuance.

Signature: On File

Date: On File

Schedule an inspection - go to www.moval.gov/simplicity

Click the **QUICK LINKS** tab from Landing Page

Select **SCHEDULE A BUILDING INSPECTION**

Follow the prompts to request an inspection.

You'll be notified once it's formally scheduled.

Check project status in **SimpliCITY** at www.moval.gov/simplicity

Click **SEARCH RECORDS** button from Landing Page

Enter the Permit No. shown above

When in the record, use the options under **RECORD INFO** tab

Custom WAIRE Plan Application
World Logistics Center Building 6A
Moreno Valley, California

ATTACHMENT B
CERTIFICATE OF OCCUPANCY



City of Moreno Valley

Building and Safety Division

Certificate of Occupancy

Permit Number: BOO26-0079

This certifies that: SKECHERS U.S.A. INC.

Located at: 12706 PACIFIC GATEWAY

Has been inspected and complies with the requirements of the code for CBC Edition: 2025

Owner: SKECHERS U.S.A. INC.
12706 PACIFIC GATEWAY
MORENO VALLEY, CA 92555

Occupancy Group: S-1
Occupancy Load: 1898

Construction Type: IIIB

Fire Sprinkler System Required: Yes

System Installed: Yes

Special Conditions:

Date Issued: 05/13/2026

James Verdugo, Building Official

This Certificate must be posted and permanently maintained in a conspicuous place of the building or structure above.