Stanislaus County
Public Facilities Fees Committee
Meeting Agenda

Thursday, April 17, 2025

1010 10th Street, Modesto

Covell Conference Room (2005/2nd floor)

2:00-3:30 p.m.

AGENDAS: Committee Agendas are posted in the posting board on the Tenth Street Plaza 72 hours prior to the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at (209) 573-0905. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Public Facilities Fees Committee meetings are conducted in English. Language assistance requests should be made by noon the day before the meeting by contacting the Committee Secretary at (209) 573-0905.

PUBLIC COMMENT PERIOD: Matters under the jurisdiction of the Committee, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matter before the Committee for consideration. However, California law prohibits the Committee from taking action on any matter, which is not on the posted agenda unless it is determined to be an emergency by the Committee. Any member of the public wishing to address the Committee during the Public Comment period will be limited to a maximum of five minutes.

Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Stanislaus County Counsel's Office during normal business hours.

If you have questions regarding this meeting, please call Mobin Bhatti of the Stanislaus County Counsel Office at (209) 222-7158.

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Stanislaus County
Public Facilities Fees Committee (PFF)
Agenda April 17, 2025

A. Call to Order

B. Public Comment Period

C. Roll Call (Verbal)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **March 20, 2024**
2. Request from General Services Agency to use $2,380,000 in PFF funds to modernize the Harvest Hall. (Other Facilities Fund (6408 & 2408)).
3. Request from Regional Parks to use $127,589 in PFF funds for Modesto Reservoir – ADA Compliant Fishing Dock. (Regional Parks Fund (2405)).
4. Request from Joe M. Gomes & Sons, Inc. to waive PFF fees in the amount of $124,000 for moving fuel dispensers from one side of the facility to the other.
5. Request from Gallo Glass Company and E.& J. Gallo Winery campus for reduction of PFF fees for development of Warehouse #9 Improvements Project.

E. Discussion Item(s):

1. Deferral & Waiver and Exemption Criteria Form
2. Auditor's Report

F. Next Regular Meeting:

1. Thursday, May 15, 2025 @ 2-3:30 p.m., Room 2005

Stanislaus County
Public Facilities Fees Committee
Meeting Minutes

March 20, 2025
1010 10th Street, Room 2005 (2nd floor conference room)

☒County Counsel Advisor: Lori Sicard
☒Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member	*Alternate Member*
☒Andy Johnson (GSA-Capital Facilities)	☐Al Valencia (GSA-Capital Facilities)
☐Chris Barnes (Auditor-Controller)	☐ Vacant (Auditor/Controller)
☐David Leamon (Public Works)	☒Janelle Kostlivy (Public Works)
☐Denny Ferreira (Building)	☒Angela Freitas (Planning)
☒Erica Inacio (Chief Executive Office)	☐Patrick Cavanah (Chief Executive Office)
☒Kristin Doud (Planning)	

Present Member / Alternate, But Not Voting:

Guests Present:
Mobin Bhatti, Kou Moua, Patricia Ortega-Ruiz, and Eric McLoughlin.

A. Meeting called to order at 2:03 p.m. by Chair Kristin Doud.

B. Public Comment
- None

C. Roll call: A quorum of membership was established.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting from January 16, 2025.
   Minutes may be voted on by those Members in attendance.

   A Motion was made to approve the PFF Committee Meeting Minutes from January 16, 2025.
   Motion: Johnson | Second: Kostlivy | Unanimous (5) | Abstain:(0)

2. Approval of Minutes from the PFF Committee Meeting from February 20, 2025.
   Minutes may be voted on by those Members in attendance.

   A Motion was made to approve the PFF Committee Meeting Minutes from February 20, 2025.
   Motion: Inacio | Second: Kostlivy | Unanimous (5) | Abstain:(0)

3. Consider the request from Information Technology Central (ITC) office for the use $209,955.20 in PFF funds for Aerial Photography of Stanislaus County's 1500+ square mile area for the enterprise Geographic Information System (GIS).

Kou Moua, Senior IT Manager, presented a request for PFF funds for aerial photography, marking the third time the ITC has sought funding for this purpose. The high-resolution images, which will be used by County GIS, assist in various public services such as urban planning, disaster preparedness, transportation logistics, and environmental monitoring. The request is for a four-year subscription service, totaling $209,955.20, which translates to an annual cost of $52,488.80, set to begin in Fiscal Year 2026.

Several questions were brought forward by committee members. Committee member Johnson asked why the funds were requested out of the 2408 - Other County Facilities category and not out of 2415 – Info. Technology category. PFF projects are funded based on growth of the county. Although overall County population has decreased, it is of note that Commercial growth has increased. Member Johnson asked why the PFF calculator was not used to justify the request.

Committee Member Inacio asked whether Google Maps could be an alternative, but it was noted that Google Maps could be more expensive in licensing fees and offers lower resolution.

It was also noted that this conversation about funding sources had been discussed by the Committee in previous years (2017 and 2021), and it was agreed that future proposals should address these concerns

In the event the PFF request is denied, ITC members stated they may seek support from the GIS Management Committee, ask the cities to contribute, or explore other options.

A Motion was made to deny the request at this time with a recommendation to present to the GIS Committee or comeback with amended calculation and to consider requesting funds from the 2415 account.

Motion: Johnson | Second: Kostlivy | Unanimous (5 | 0) | Abstain:(0)

4. Consider & Approve Public Facility Fee Committee Rules and Regulations (Bylaws)

Committee Member Inacio shared that she was unable to find documentation indicating that the Board of Supervisors had formally approved the most recent version of Rules & Regulation. It was confirmed by Deputy County Counsel Sicard that the committee's bylaws do not need to be approved by the Board of Supervisors since the Board had approved the PFF Guidelines that speak to the Committee's purpose and which departments should be represented. The Bylaws can be approved by the Committee.

A Motion was made to approve Amended Rules and Regulations (Bylaws).
Motion: Johnson | Second: Kostlivy | Unanimous (5 | 0) | Abstain:(0)

E. Discussion Items

1. Public Facility Fee Guidelines:

Committee Member Inacio shared concerns regarding the handling of requests that fall under the "Exemptions" category in the PFF guidelines. She noted that the decision-making responsibility has been falling on the CEO's office but expressed discomfort with making such decisions herself. Inacio also mentioned her review of the City of Modesto's protocols, which

were similarly unclear. She suggested that requests be placed on the PFF Agenda, with all supporting documentation provided, so the matter could be reviewed by the committee and the approval could be made on the record.

Committee Member Freitas proposed that the CEO's office implement a tracking form to streamline the process. She emphasized that agencies should not have to attend meetings but should submit their requests for review; the committee can then consider or request additional information. This will ensure requests are documented and tracked.

Deputy County Counsel Sicard agreed, recommending that all requests be placed on the agenda for better tracking, particularly in case of appeals. Chairwoman Doud further requested that an amount be included on all requests for tracking purposes.

To help set up the Request form, its requested that a few members come together to formalize that form.

2. Auditor's Report:

   The committee took notice of the submitted Auditor's report.

F. Next Regular Meeting:

- Thursday, April 17, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 3:10 p.m.

Submitted by: Mila Romo, Confidential Assistant IV

Request for Use of Public Facility Fee Funds

(All categories except for "Roads" and "Other County Facilities")

Date: **April 17, 2025**

Requesting Department: **General Services Agency**

Contact Person/Phone: **Andrew Johnson (209) 525-4380**

Project Name: **Harvest Hall-Agricultural Center**

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
$6,800,000	**$2,380,000**	Fund 6408/2408	$7.1 Million

Fund use approved to date (show future debt service payments separately):

N/A

Project Description:

The need to modernize the Harvest Hall was first recognized in Fiscal Year 2016, when $2.5 million was budgeted for improvements. The County retained Brown Reynolds Watford Architects (BRW) of San Francisco, California as the Architect of Record for this project. Since this project was initiated, the County has gone through several design versions including enclosing the breezeway and creating additional internal space. The most current version of the design envisions closing the breezeway; however, leaving the main corridor in place to create a market space. It's envisioned that this space will be used for event registration, vendor/organization boots, etc.

The project has been temporarily placed on hold due to the 2020 Covid-19 Pandemic as well as the initiation of other critical projects. The project estimate has also continued to come in over the projected budget. The current estimate as designed is $6.8 million.

Harvest Hall has over 75 entities that currently reserve the facility with over 575 events booked annually. There is an increase demand for both private/non-profit organizations as well as additional need from the County for staff training. Both the Health Services Agency and the Sheriff's Office have requested additional auditorium space. The facility has also been made available for public health, natural disasters, and agricultural emergencies to coordinate resources. The facility is currently struggling to meet these needs with demand.

The current scope of work is to:

- Replace the 26-year-old mechanical (heating, ventilation, and air conditioning) HVAC equipment and repairs/replacement of the aging roof. (Critical)

- Modernize the interior lighting with a more efficient system that complies with California Building Energy Efficiency Standards Title 24, expand the electrical capacity, update the fire alarm equipment as needed, and modify the restrooms to meet requirements of the Americans with Disabilities Act (ADA). (Critical)
- Upgrade the exterior doors and access control to provide upgraded security protection and control of the building, which is frequently used after-hours and on weekends. (Safety/Security)
- Expand the public restrooms (in addition to the necessary ADA improvements) to accommodate current needs, including a gender-neutral restroom and lactation room. (Code Required for Construction Projects of this Size)
- Modernize the existing demonstration kitchen as a service kitchen by adding a new interior corridor.
- Upgrade the worn panelized operable partition moveable walls within the west side (Conference Rooms D and E).(Critical)
- Add new meeting technology (audio-video capabilities, wireless access and controls, etc.) and improving the functionality of the spaces.
- Update interior wall finishes within the existing spaces.
- Repair exterior stucco finishes to prevent additional water intrusion and repaint the facility. (Critical)
- Provide New Furnishings Allowing for Greater Flexibility

PFF Funding Eligibility:

California Government Code Section 66001, paragraph (g) states, “A fee shall not include the costs attributable to existing deficiencies in public facilities**, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan”**

Staff have estimated that a minimum of 35% of this project qualifies for refurbishment to maintain or expand existing services levels. Costs to replace the air condition system, repair the roof, and re-seal the buildings exteriors have been factored out of this analysis. The furnishings that were purchased in 1997 are not suitable for easy configuration of room spaces. New furnishings will be purchased that are more mobile and easily configured to allow for maximum use. The Audio-Visual system will be completely new and modern allow for seamless presentation, reducing set up and take down times. This will be able to accommodate trainings using power point or allow for large interactive meetings. New monitors will be installed to mirror presentations. Today’s configuration only allows for projection on a drop-down screen.

Currently the breezeway is not usable as configured. The new

design will provide a creation of a market space allowing for use of this space.
The Harvest Hall Modernization Project is estimated to cost $6.8 million The current approved funding for this effort is $2.5 million. In March 2020, staff indicated to the Board that $2,332,226, should be earmarked in PFF funds for this project; however, has not been formally approved by the PFF Committee or the Board.

The General Services Agency is requesting Committee Approval of $2,380,000 for this project, equivalent to 35% of the project costs. If approved by the PFF Committee and the Board of Supervisors, the total funding approved will be $4,950,000. The remaining $2,050,000 in funding is anticipated to come from the GSA's Building Community Services Investment (BSCI) and Americans with Disabilities Self-Evaluation and Transition Budget.

Request for Use of Public Facility Fee Funds

(All categories except for "Roads" and "Other County Facilities")

Date: **April 17, 2025**

Requesting Department: **Parks and Recreation & General Services Agency**

Contact Person/Phone: **Teresa Vander Veen (209) 525-4380**

Project Name: **Modesto Reservoir ADA Improvements**

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
$1,195,783	**$127,589**	Fund 2405	$4.5 Million

Fund use approved to date (show future debt service payments separately):

N/A

Project Description:

Modesto Reservoir Regional Park (Modesto Reservoir), operated by the Department of Parks and Recreation (Parks), is located at 18143 Reservoir Road in Waterford, California. If offers over 3,200 acres of land and 2,800 acres of reservoir for recreation and camping. Visitors enjoy swimming, fishing, boating, water skiing and picnicking.

The current scope of work is to:

- Install a new, Americans with Disabilities Act (ADA)-compliant fishing dock at the Lakeview Day use area.
- Install a new, ADA complaint pathway of travel to picnic area;
- Renovate restrooms at day-use areas (West Boat Ramp, Diamond Point and Sandy Beach) to bring them into ADA compliance; and
- Renovate nearby parking stalls to add ADA compliant parking near renovated restrooms.

PFF Funding Eligibility:

Stanislaus County Parks and Recreation offers five fishing access points along rivers and lakes throughout the county. In 2022, the department received a request from the community to provide an ADA compliant fishing dock to allow those persons with disabilities to enjoy recreational fishing locally. As a popular year-round fishing destination, Modesto Reservoir was selected as the best location to add a dock conducive to those with physical disabilities. This project expands access to the reservoir for fishing by providing a new dock with correct width, slope and rigidity for safe fishing access for

persons with physical disabilities. The total project cost for all improvements at the Modesto Reservoir is estimated to be $1,195,783. The ADA-compliant fishing dock and the new ADA pathway are considered new additions. The estimated cost for the ADA-compliant dock is $217,800, and the cost for the ADA pathway is $14,138, bringing the total cost for these two items to $231,938. If approved, approximately 55% of the total cost of $231,938 will be funded by Fund 2405, as detailed in the table below.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2024	548,744	55.01%	231,938	127,589

First issuance of funds - use 6400 series accounts

Source: E-1: Population Estimates for Cities, Counties, and the State January 1, 2023 and 2024 – State/County Population Estimates with Annual Percent Change – January 1, 2023 and 2024 City/County (last updated May 1, 2024) *http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/*

JOE GOMES & SONS INC.

P.O. BOX 926

TURLOCK, CA 95381

PHONE : 209-632-3111 FAX : 209-632-1503

Stanislaus County Public Facility Fees Committee
Attn: Mila Romo
1010 10th Street
Modesto, CA 95323

April 4, 2025

Re: Joe M. Gomes & Sons, Inc. and Gomes Family Living Trust appeal of PFF assessment Stanislaus County Assessor's Parcel 089-014-002 - 725 N. Tully Road, Turlock, CA 95380

Joe Gomes & Sons, Inc. operates a petroleum distribution and jobber business located on two parcels of real property owned by the Gomes Family Living Trust dated December 22, 1994. We applied for a building permit with the City of Turlock to move our fuel dispensers from one side of our facility to the other side of our facility.

Upon applying for the building permit, the City of Turlock waived the City impact fees on this project because it is currently an existing use and it is just relocating the fuel dispensers from one side of the facility to the other side, so the net impact on public facilities is zero.

However, on the same permit the County of Stanislaus was requesting approximately $124,000.00 in PFF. County staff advised us that the fee cannot be waived by staff because the facility is located on two parcels. We therefore filed this appeal and hereby request the PFF Committee to waive the fee. In the alternative, if the PFF cannot be waived, then we would like a confirmation from the Committee that if we merge the two parcels into one parcel it will eliminate the County PFF on the project.

We authorize J. Scott Dorius of the law firm of Triebsch & Frampton, APC to represent us before the PFF Committee.

Respectfully submitted,

GOMES FAMILY LIVING TRUST,
dated December 22, 1994

By: _____
Joe M. Gomes, Trustee

Joe M. Gomes and Sons, Inc.,
a California corporation

By: _____
Jeff Gomes, CEO

VVH CONSULTING ENGINEERS

430 Tenth Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

April 4, 2025

Kristin Doud
Chairwoman
Public Facilities Fees Committee
1010 10th Street
Modesto, CA 95354

Reference: Request for Public Facilities Fee Reduction – Stanislaus County Building Permit BLD2025-0043 (Gallo Glass Company Warehouse #9 Improvements)

Dear Members of the Public Facilities Fees Committee,

Please accept this letter as our written request to reduce Public Facilities Fees (PFF) for the referenced Project. This Project provides bulk glass storage immediately adjacent to the Gallo Glass Company and the E. & J. Gallo Winery campus, consolidating glass storage currently trucked to and from off-site leased warehousing. Because this glass is intermediate goods that will be stored adjacent to both its point of origin and its point of use, the new warehouse results in a large, beneficial reduction of truck trips on County roadways. Thus, we believe elimination of the *Recommended RTIF* component of the overall PFF is warranted.

This Project removes 3,000 – 6,000 truck trips per year from public County roadways compared to pre-development conditions. This trip reduction is documented in the SJVAPCD Rule 9510 Indirect Source Review, attached. The Regional Transportation Impact Fee (RTIF) is intended to address the additional burden placed on County transportation infrastructure resulting from new development projects. Because this Project reduces demands placed on County transportation infrastructure, we believe it has no reasonable relationship or nexus to the RTIF impact fees per Stanislaus County Code of Ordinances §23.07.030.

We understand that Public Facilities Fees are necessary for maintaining and improving the County's services, and Gallo Glass Company is committed to contributing its fair share. However, for the reasons aforementioned herein, we request that RTIF be excluded from the Public Facilities Fees for this Project.

CONSULTING ENGINEERS

430 Tenth Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The following documents are attached to provide further information in support of our request:

- Gallo Glass – Warehouse RTIF Fee Exemption PowerPoint Presentation
- SJVAPCD Rule 9510 Indirect Source Review for Warehouse #9 Improvements Project in Modesto, CA, prepared by Yorke Engineering, LLC, dated March 11, 2025.

We would welcome the opportunity to meet with you or your staff to discuss this matter in more detail at the upcoming April 17, 2025, Public Facilities Fee Committee meeting. Thank you for your time and consideration.

Respectfully,

VVH CONSULTING ENGINEERS

Brian Veitch, PE, QSD
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c. Drew Layland (E. & J. Gallo Winery)
Robert Smith (E. & J. Gallo Winery)
Homero Belmonte (E. & J. Gallo Winery)
Michael Hayes (VVH Consulting Engineers)

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Yorke
ENGINEERING, LLC
www.YorkeEngr.com

March 11, 2025

Mr. Robert Smith
Senior Manager - Commercial and Industrial Engineering
Gallo Glass Company
600 Yosemite Boulevard
Modesto, CA 95354
Work: (209) 247-5733
E-mail: Robert.Smith@ejgallo.com

Subject: SJVAPCD Rule 9510 Indirect Source Review for Warehouse #9 Improvements Project in Modesto, CA

Dear Mr. Smith:

Yorke Engineering, LLC (Yorke) is pleased to provide this technical letter report which includes the assessment requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 Indirect Source Review (ISR). This report provides California Emissions Estimator Model® (CalEEMod) emissions estimates, and criteria pollutant analysis estimates for the proposed Warehouse improvements in Modesto, California. The Project site is in the City of Modesto, which is within the jurisdiction of the SJVAPCD and subject to Rule 9510, Indirect Source Review (ISR). Both construction and operation of the proposed Project are required to be assessed under Rule 9510, where operational heavy-duty truck traffic is expected to represent the largest source of emissions.

PROJECT DESCRIPTION

Gallo Glass proposes the development of Warehouse #9 Improvements Project (Project) at the northeast corner of Santa Rita Avenue and Tenaya Drive in the City of Modesto (the City), Stanislaus County, CA. The Project site is located within an area formerly known as Del Mar Court which is now considered by the City to be abandoned. Existing structures at the site include three single-family residential buildings in addition to a parking lot.

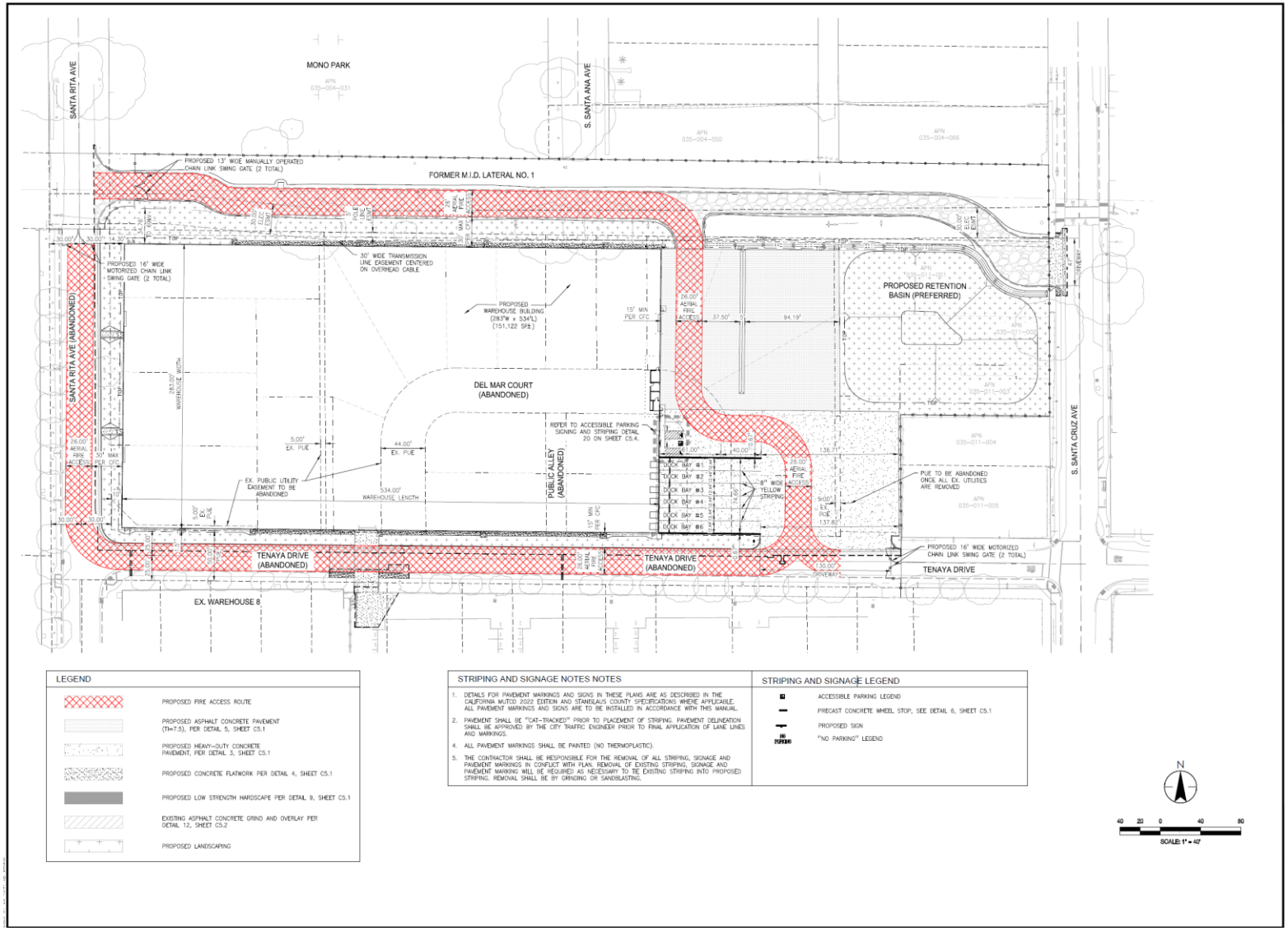
The proposed Project includes (1) amendment of the General Plan designation of 25 parcels from Industrial Reserve to Industrial and the zoning designation from Low-Density Residential (R-1) to Planned Development to allow for the construction of a 151,122 square foot warehouse for future additional storage as needed (Project). The Project is located north of Tenaya Avenue, south of former Modesto Irrigation District Lateral Number 1, and east of Santa Rita Road, between Yosemite Boulevard and the Tuolumne River, in Modesto, CA.

The Project will provide facilities for bulk glass which is currently stored in off-site locations, resulting in costs associated with transportation, handling, and rental of space. The goal of this Project is to build a new bulk glass storage area on the Modesto campus which consolidates storage and distribution operations and would reduce the costs of off-site storage and associated transportation.

Currently, 6,590 trips to and from G3 Enterprise facility are occurring to transport 131,804 pallets per year for winery bulk. OSS bulk glass involves 2,966 trips to offsite warehousing to transport 118,625 pallets per year. The purpose of the proposed warehouse is to consolidate glass storage that is currently occurring at multiple offsite locations until it is needed for production, at which point it is brought back on site or transported to other customers. This consolidation of storage would result in savings in labor and in a net reduction of 3,000 – 6,000 truck trips per year. In addition, centralization of these activities facilitates the ability for automation of warehousing with the use of glass Automated Guided Vehicles.

Figure 1: Project Vicinity Map

Figure 2: Project Site Plan



ASSUMPTIONS

The following basic assumptions were used in developing the emission estimates for the proposed Project using CalEEMod:

- Analysis calculated using based on information provided by the developer.
- The average emission levels from the equipment used for each construction phase will meet Tier 4 interim standards.
- The Average Daily Trips (ADT) were provided by the CalEEMod model based on trip generation rates found within the Institute of Transportation Engineers' *Trip Generation Manual*.
- Construction and operations phase activities were based on the default values found within CalEEMod.

INDIRECT SOURCE REVIEW

The SJVAPCD Rule 9510 Indirect Source Review (ISR) encourages developers to incorporate clean air measures and reduce emissions of NO_X and PM_{10} from new development projects.

The purposes of this rule are to:

1. Fulfill the District's emission reduction commitments in the PM_{10} and Ozone Attainment Plans.
2. Achieve emission reductions from the construction and use of development projects through design features and on-site measures.
3. Provide a mechanism for reducing emissions from the construction of and use of development projects through off-site measures.

ISR to development projects and to large development projects requiring discretionary approval that include any one of the following:

Development Project	**Large Development Project**
50 residential units;	250 residential units;
2,000 square feet of commercial space;	10,000 square feet of commercial space;
25,000 square feet of light industrial space;	125,000 square feet of light industrial space;
100,000 square feet of heavy industrial space;	500,000 square feet of heavy industrial space;
20,000 square feet of medical office space;	100,000 square feet of medical office space;
39,000 square feet of general office space;	195,000 square feet of general office space;
9,000 square feet of educational space;	45,000 square feet of educational space;
10,000 square feet of government space;	50,000 square feet of government space;
20,000 square feet of recreational space; or	100,000 square feet of recreational space; or
9,000 square feet of space not identified above	45,000 square feet of space not identified above.

The Project is subject to the ISR requirements including the submittal of an Air Impact Assessment (AIA) and the implementation of on-site and/or off-site emissions reduction mitigation measures. For construction emissions, Rule 9510 requires a 20% reduction of the total NO_X emissions and a 45% reduction of the total PM_{10} exhaust emissions compared to the statewide average emissions for construction equipment greater than 50 horsepower (hp). Additionally, a 33.3% reduction of the project's operational baseline NOx emissions and a 50% reduction of the project's operational

baseline PM_{10} emissions over a period of ten years. These reductions can be achieved through on-site mitigation measures or off-site emission reduction fees.

Certain development projects are exempt from portions of ISR and include transportation and transit development projects as well as those whose primary function is subject to Rule 2201 or Rule 2010. In addition, pursuant to Section 4.3, development projects that have a mitigated baseline below two (2.0) tons per year of NOx and two (2.0) tons per year of $PM_{10}$are exempt from the requirements in Sections 6.0 and 7.0.

Project Emissions Estimation

The construction and operation analysis were performed using California Emissions Estimator Model (CalEEMod) version 2022.1.1.29. CalEEMod is the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated for both the construction and operations of land use development projects. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SJVAPCD, the Bay Area Air Quality Management District (BAAQMD), the South Coast Air Quality Management District (SCAQMD), and other California air districts. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies project design features, regulatory measures, and control (mitigation) measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction and operational emissions quantification, which forms the basis for the impact analysis.

Criteria Pollutants from Project Construction

A project's construction phase produces many types of emissions, but PM_{10} and $PM_{2.5}$ in fugitive dust and diesel engine exhaust are the pollutants of greatest concern. The use of diesel-powered construction equipment emits ozone precursors oxides of nitrogen (NO_X) and Particulate Matter of 10 microns or less (PM_{10}). The emissions that are required to be analyzed under ISR and the AIA are NO_X and PM_{10} exhaust emissions from construction vehicles. As such, annual project emissions are evaluated to determine whether they would exceed the 2.0 ton NO_X and PM_{10} exemption thresholds to determine whether mitigation and additional fees are required per ISR. Project related NO_X and PM_{10} exhaust emissions from construction vehicles are shown in Table 1.

Table 1: Annual Construction Emissions Summary and Significance Thresholds

Criteria Pollutants	Project Emissions (tons/yr)
NO_X	1.17
PM_{10} Exhaust	0.01

Sources: CalEEMod

Criteria Pollutants from Project Operation

The term "project operations" refers to the full range of activities that can or may generate criteria pollutant when the project is operating in its intended use. For projects, such as office parks, shopping centers, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represent the primary source of air pollutant emissions. For industrial projects and some commercial projects, equipment operation and manufacturing processes, i.e., permitted stationary sources, can be of greatest concern from an emissions standpoint. ISR requires the evaluation of project related emissions occurring both onsite and offsite. Onsite emissions are those occurring at a project site while offsite emissions are related to vehicle trips travelling to the site. Emissions from a project are evaluated to determine whether they would exceed the 2.0 ton NO_X and PM_{10} exemption thresholds to determine whether mitigation and additional fees are required per ISR. The calculation of emissions associated with the Project is conservative in that the Project would result in a net reduction of 3,000 – 6,000 truck trips per year due to the consolidation of glass storage that is currently occurring a multiple offsite locations. Consolidation of glass storage at the Project site improves logistics associated with the transport of glass materials closer to other Gallo facilities which would reduce the number of trips and trip travel distances. As such, there would be net reduction in mobile source emissions associated with the Project compared to existing conditions. Table 2 shows the operations phase emissions for the Project without the net reduction in existing vehicle trips.

Table 2: Operational Emissions Summary and Annual Significance Thresholds

Criteria Pollutants	Project Emissions (tons/yr)
NO_X	0.20
PM_{10} Exhaust	0.01

Sources: Applicant 2025, SJVAPCD 2015a,b,c; CalEEMod

As part of the AIA, both the construction and operation NO_X and PM_{10} emissions were quantified using CalEEMod and the assumptions listed above. Construction and operations of the Project will not occur simultaneously since operations of the site will start post construction of the Project buildings and facilities. Table 3 summarizes the NO_X and PM_{10} emissions attributable to the Project and whether they exceed the 2.0 ton emissions thresholds. If emissions exceed these thresholds, additional mitigation is required to achieve the required Rule 9510 emission reductions. In addition, the Staff Report for Rule 9510 states that if a project's operations phase emissions are less than the 2.0 ton threshold, both construction and operations phase emissions are exempted from Sections 6.0 and 7.0 of Rule 9510.

Table 3: Rule 9510 Emissions				
Description	**Year**	**ISR Phase**	**NOx (tons/year)**	**PM_{10} Exhaust (tons/year)**
Construction	2025	1	1.17	0.01
Operations	10-yr Average	2	0.20	0.01
Project Annual Maximum			**1.17**	**0.01**
Section 4.3 Exemption Threshold			**2.0**	**2.0**
Project Qualifies for the 2 Ton Exemption Threshold?			**Yes**	**Yes**

Rule 9510 Fee Estimates

An off-site emission reduction fee is required for the portion of required emission reductions that are not reduced on-site, per Section 7.0 of Rule 9510. Section 4.3 states that "Development projects that have a mitigated baseline below two (2.0) tons per year of NO_X and two (2.0) tons per year of PM_{10} shall be exempt from the requirements in sections 6.0 and 7.0." Based on the construction and operational emission estimates in Table 3, the Project would not exceed the 2.0 ton exemption threshold for NO_X and PM_{10} and consequently is exempt from Sections 6.0 and 7.0 of Rule 9510. As such, Project related emissions would not result in the need for mitigation and off-site emission reduction fees. The Project will also result in a consolidation of existing truck trips going to multiple storage facilities which would result in a reduction in air pollutant emissions. To present a conservative analysis, this reduction has not been accounted for. A separate ISR AIA Application Filing Fee of $841 for non-residential projects is due upon filing.

CONCLUSION

The air quality impacts of the proposed Project were evaluated and shown to be less than the Section 4.3 exemption thresholds. The Rule 9510 evaluation determined that the Project is exempt from the NO_X and PM_{10} emission fees per the Rule 9510 Section 4.3 exemption and would only require the $841 administrative fee.

CLOSING

Thank you very much for the opportunity to be of assistance to Project. Should you have any questions, please contact me at (949) 979-1372 (mobile) or (949) 979-1372 (office).

Sincerely,

Tin Cheung
Principal Scientist
Yorke Engineering, LLC

TCheung@YorkeEngr.com

cc: Jessica Mohatt, Yorke Engineering, LLC
Carla Jo, Yorke Engineering, LLC
Wendy Fairchild, Yorke Engineering, LLC

Enclosures/Attachments:

1. CalEEMod Outputs
2. Rule 9510 Forms

AIR QUALITY REFERENCES

California Emissions Estimation Model® (CalEEMod). 2022. Version 2022.1.1.29. Website (http://www.caleemod.com/).

San Joaquin Valley Air Pollution Control District. Frequently Asked Questions Rule 9510 Indirect Source Review (ISR). Website (https://ww2.valleyair.org/media/5v3fdh1d/isr_faq_4-30-20.pdf)

San Joaquin Valley Air Pollution Control District. Rule 9510 Indirect Source Review. Website (https://ww2.valleyair.org/media/cjlnn0u1/r9510-a.pdf)

ATTACHMENT 1 – CALEEMOD OUTPUTS

Gallo- Warehouse Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Gallo- Warehouse
Construction Start Date	10/15/2024
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	29.2
Location	1125 Del Mar Ct, Modesto, CA 95354, USA
County	Stanislaus
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2259
EDFZ	15
Electric Utility	Modesto Irrigation District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Unrefrigerated Warehouse-No Rail	150	1000sqft	3.44	150,000	0.00	—	—	Warehouse

Other Asphalt Surfaces	11.0	1000sqft	0.25	0.00	0.00	—	—	Truck Docks
Other Non-Asphalt Surfaces	27.0	1000sqft	0.62	0.00	0.00	—	—	Stormwater Basin
Other Asphalt Surfaces	22.0	1000sqft	0.51	0.00	0.00	—	—	Other Paved Areas

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-5	Use Advanced Engine Tiers
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads
Construction	C-12	Sweep Paved Roads

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.44	11.4	16.7	0.03	0.44	0.63	1.07	0.41	0.15	0.56	—	3,470	3,470	0.13	0.12	3.57	3,513
Mit.	0.72	10.5	18.5	0.03	0.13	0.63	0.76	0.12	0.15	0.27	—	3,470	3,470	0.13	0.12	3.57	3,513
% Reduced	50%	8%	-11%	—	71%	—	29%	70%	—	51%	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	39.7	36.0	33.7	0.05	1.60	19.8	21.4	1.47	10.1	11.6	—	5,426	5,426	0.22	0.19	0.10	5,446
Mit.	39.6	14.8	29.1	0.05	0.22	7.80	7.90	0.21	3.97	4.07	—	5,426	5,426	0.22	0.19	0.10	5,446
% Reduced	< 0.5%	59%	14%	—	86%	61%	63%	86%	61%	65%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.81	6.95	9.77	0.02	0.27	0.55	0.68	0.25	0.24	0.36	—	2,058	2,058	0.07	0.07	0.91	2,082
Mit.	2.38	6.43	10.8	0.02	0.08	0.37	0.45	0.08	0.10	0.16	—	2,058	2,058	0.07	0.07	0.91	2,082
% Reduced	16%	7%	-11%	—	71%	33%	34%	70%	56%	54%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.51	1.27	1.78	< 0.005	0.05	0.10	0.12	0.05	0.04	0.06	—	341	341	0.01	0.01	0.15	345
Mit.	0.43	1.17	1.97	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	341	341	0.01	0.01	0.15	345
% Reduced	16%	7%	-11%	—	71%	33%	34%	70%	56%	54%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.44	11.4	16.7	0.03	0.44	0.63	1.07	0.41	0.15	0.56	—	3,470	3,470	0.13	0.12	3.57	3,513
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.72	36.0	33.7	0.05	1.60	19.8	21.4	1.47	10.1	11.6	—	5,426	5,426	0.22	0.19	0.10	5,446

2025	39.7	11.5	15.9	0.03	0.44	0.63	1.07	0.41	0.15	0.56	—	3,415	3,415	0.13	0.12	0.09	3,454
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.33	3.03	3.06	< 0.005	0.13	0.55	0.68	0.12	0.24	0.36	—	584	584	0.02	0.02	0.17	591
2025	2.81	6.95	9.77	0.02	0.27	0.37	0.64	0.25	0.09	0.34	—	2,058	2,058	0.07	0.07	0.91	2,082
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.06	0.55	0.56	< 0.005	0.02	0.10	0.12	0.02	0.04	0.06	—	96.7	96.7	< 0.005	< 0.005	0.03	97.8
2025	0.51	1.27	1.78	< 0.005	0.05	0.07	0.12	0.05	0.02	0.06	—	341	341	0.01	0.01	0.15	345

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.72	10.5	18.5	0.03	0.13	0.63	0.76	0.12	0.15	0.27	—	3,470	3,470	0.13	0.12	3.57	3,513
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.72	14.8	29.1	0.05	0.22	7.80	7.90	0.21	3.97	4.07	—	5,426	5,426	0.22	0.19	0.10	5,446
2025	39.6	10.6	17.7	0.03	0.13	0.63	0.76	0.12	0.15	0.27	—	3,415	3,415	0.13	0.12	0.09	3,454
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.09	1.75	2.88	< 0.005	0.02	0.27	0.29	0.02	0.10	0.13	—	584	584	0.02	0.02	0.17	591
2025	2.38	6.43	10.8	0.02	0.08	0.37	0.45	0.08	0.09	0.16	—	2,058	2,058	0.07	0.07	0.91	2,082
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.02	0.32	0.53	< 0.005	< 0.005	0.05	0.05	< 0.005	0.02	0.02	—	96.7	96.7	< 0.005	< 0.005	0.03	97.8
2025	0.43	1.17	1.97	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	341	341	0.01	0.01	0.15	345

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.58	1.04	13.6	0.02	0.04	1.16	1.20	0.03	0.30	0.33	142	3,361	3,503	14.6	0.25	5.17	3,948
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.38	1.10	6.31	0.01	0.03	1.16	1.19	0.03	0.30	0.32	142	3,226	3,368	14.6	0.25	0.13	3,810
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.92	1.07	9.44	0.01	0.03	1.14	1.17	0.03	0.29	0.32	142	3,266	3,409	14.6	0.25	2.23	3,851
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.90	0.20	1.72	< 0.005	0.01	0.21	0.21	0.01	0.05	0.06	23.6	541	564	2.42	0.04	0.37	638

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.08	0.80	6.89	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,409	1,409	0.07	0.07	5.17	1,437
Area	4.48	0.05	6.52	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	1,777	1,777	0.13	0.01	—	1,784
Water	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Waste	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Total	5.58	1.04	13.6	0.02	0.04	1.16	1.20	0.03	0.30	0.33	142	3,361	3,503	14.6	0.25	5.17	3,948

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.96	0.91	6.15	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,301	1,301	0.08	0.08	0.13	1,326
Area	3.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	1,777	1,777	0.13	0.01	—	1,784
Water	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Waste	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Total	4.38	1.10	6.31	0.01	0.03	1.16	1.19	0.03	0.30	0.32	142	3,226	3,368	14.6	0.25	0.13	3,810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.98	0.86	6.06	0.01	0.01	1.14	1.15	0.01	0.29	0.30	—	1,328	1,328	0.07	0.07	2.23	1,354
Area	3.94	0.03	3.22	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	13.2	13.2	< 0.005	< 0.005	—	13.3
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	1,777	1,777	0.13	0.01	—	1,784
Water	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Waste	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Total	4.92	1.07	9.44	0.01	0.03	1.14	1.17	0.03	0.29	0.32	142	3,266	3,409	14.6	0.25	2.23	3,851
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.18	0.16	1.11	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	220	220	0.01	0.01	0.37	224
Area	0.72	< 0.005	0.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.19	2.19	< 0.005	< 0.005	—	2.20
Energy	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	294	294	0.02	< 0.005	—	295
Water	—	—	—	—	—	—	—	—	—	—	11.0	24.5	35.5	1.13	0.03	—	71.8
Waste	—	—	—	—	—	—	—	—	—	—	12.6	0.00	12.6	1.26	0.00	—	44.0
Total	0.90	0.20	1.72	< 0.005	0.01	0.21	0.21	0.01	0.05	0.06	23.6	541	564	2.42	0.04	0.37	638

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.08	0.80	6.89	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,409	1,409	0.07	0.07	5.17	1,437
Area	4.48	0.05	6.52	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	1,777	1,777	0.13	0.01	—	1,784
Water	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Waste	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Total	5.58	1.04	13.6	0.02	0.04	1.16	1.20	0.03	0.30	0.33	142	3,361	3,503	14.6	0.25	5.17	3,948
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.96	0.91	6.15	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,301	1,301	0.08	0.08	0.13	1,326
Area	3.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	1,777	1,777	0.13	0.01	—	1,784
Water	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Waste	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Total	4.38	1.10	6.31	0.01	0.03	1.16	1.19	0.03	0.30	0.32	142	3,226	3,368	14.6	0.25	0.13	3,810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.98	0.86	6.06	0.01	0.01	1.14	1.15	0.01	0.29	0.30	—	1,328	1,328	0.07	0.07	2.23	1,354
Area	3.94	0.03	3.22	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	13.2	13.2	< 0.005	< 0.005	—	13.3
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	1,777	1,777	0.13	0.01	—	1,784
Water	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Waste	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Total	4.92	1.07	9.44	0.01	0.03	1.14	1.17	0.03	0.29	0.32	142	3,266	3,409	14.6	0.25	2.23	3,851
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.18	0.16	1.11	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	220	220	0.01	0.01	0.37	224
Area	0.72	< 0.005	0.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.19	2.19	< 0.005	< 0.005	—	2.20
Energy	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	294	294	0.02	< 0.005	—	295

Water	—	—	—	—	—	—	—	—	—	—	11.0	24.5	35.5	1.13	0.03	—	71.8
Waste	—	—	—	—	—	—	—	—	—	—	12.6	0.00	12.6	1.26	0.00	—	44.0
Total	0.90	0.20	1.72	< 0.005	0.01	0.21	0.21	0.01	0.05	0.06	23.6	541	564	2.42	0.04	0.37	638

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	1.19	1.19	—	0.18	0.18	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.25	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.67	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	112	112	0.01	< 0.005	0.01	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.27	0.29	0.01	0.02	0.25	0.27	0.02	0.07	0.09	—	964	964	0.02	0.15	0.06	1,010
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.32	6.32	< 0.005	< 0.005	0.01	6.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	52.8	52.8	< 0.005	0.01	0.05	55.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.05	1.05	< 0.005	< 0.005	< 0.005	1.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.74	8.74	< 0.005	< 0.005	0.01	9.16

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.41	11.9	18.2	0.03	0.20	—	0.20	0.19	—	0.19	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	0.76	0.76	—	0.11	0.11	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.65	1.00	< 0.005	0.01	—	0.01	0.01	—	0.01	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.67	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	112	112	0.01	< 0.005	0.01	114

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.27	0.29	0.01	0.02	0.25	0.27	0.02	0.07	0.09	—	964	964	0.02	0.15	0.06	1,010
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.32	6.32	< 0.005	< 0.005	0.01	6.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	52.8	52.8	< 0.005	0.01	0.05	55.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.05	1.05	< 0.005	< 0.005	< 0.005	1.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.74	8.74	< 0.005	< 0.005	0.01	9.16

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	0.49	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	—	72.8
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.14	0.14	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	—	12.1
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.79	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	0.01	0.02	132
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.84	1.84	< 0.005	< 0.005	< 0.005	1.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.31	0.31	< 0.005	< 0.005	< 0.005	0.31

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	14.7	28.3	0.05	0.10	—	0.10	0.10	—	0.10	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.20	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	72.5	72.5	< 0.005	< 0.005	—	72.8
Dust From Material Movement	—	—	—	—	—	0.11	0.11	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	—	12.1

Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.79	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	0.01	0.02	132
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.84	1.84	< 0.005	< 0.005	< 0.005	1.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.31	0.31	< 0.005	< 0.005	< 0.005	0.31
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.40	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	64.8	64.8	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.16	0.16	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	—	10.8
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.67	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	112	112	0.01	< 0.005	0.01	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.53	2.53	< 0.005	< 0.005	0.01	2.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.42	0.42	< 0.005	< 0.005	< 0.005	0.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	10.3	17.8	0.03	0.08	—	0.08	0.08	—	0.08	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.23	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	64.8	64.8	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	—	10.8
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.67	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	112	112	0.01	< 0.005	0.01	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.53	2.53	< 0.005	< 0.005	0.01	2.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.42	0.42	< 0.005	< 0.005	< 0.005	0.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.64	0.74	< 0.005	0.03	—	0.03	0.03	—	0.03	—	136	136	0.01	< 0.005	—	137
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.12	0.14	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.27	0.26	2.83	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	470	470	0.03	0.02	0.06	477
Vendor	0.02	0.83	0.29	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	567	567	0.01	0.09	0.04	593
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.17	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.5	27.5	< 0.005	< 0.005	0.05	27.9
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.1	32.1	< 0.005	< 0.005	0.04	33.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.32	5.32	< 0.005	< 0.005	0.01	5.57
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	9.54	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,398	2,398	0.10	0.02	—	2,406

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.54	0.84	< 0.005	0.01	—	0.01	0.01	—	0.01	—	136	136	0.01	< 0.005	—	137
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.10	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.27	0.26	2.83	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	470	470	0.03	0.02	0.06	477
Vendor	0.02	0.83	0.29	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	567	567	0.01	0.09	0.04	593
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.17	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.5	27.5	< 0.005	< 0.005	0.05	27.9
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.1	32.1	< 0.005	< 0.005	0.04	33.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.32	5.32	< 0.005	< 0.005	0.01	5.57
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	6.01	7.50	0.01	0.25	—	0.25	0.23	—	0.23	—	1,379	1,379	0.06	0.01	—	1,384
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.10	1.37	< 0.005	0.05	—	0.05	0.04	—	0.04	—	228	228	0.01	< 0.005	—	229
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.29	0.18	3.40	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	516	516	0.03	0.02	2.06	525
Vendor	0.02	0.75	0.27	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	556	556	0.01	0.08	1.51	583
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.26	0.24	2.61	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	460	460	0.02	0.02	0.05	467
Vendor	0.02	0.80	0.27	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	557	557	0.01	0.08	0.04	582
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.12	1.55	0.00	0.00	0.27	0.27	0.00	0.06	0.06	—	273	273	0.01	0.01	0.51	277
Vendor	0.01	0.45	0.16	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	320	320	0.01	0.05	0.37	335
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.28	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.2	45.2	< 0.005	< 0.005	0.08	45.9
Vendor	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	53.0	53.0	< 0.005	0.01	0.06	55.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	9.53	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	9.53	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	5.48	8.53	0.01	0.07	—	0.07	0.07	—	0.07	—	1,379	1,379	0.06	0.01	—	1,384
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.00	1.56	< 0.005	0.01	—	0.01	0.01	—	0.01	—	228	228	0.01	< 0.005	—	229
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.29	0.18	3.40	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	516	516	0.03	0.02	2.06	525
Vendor	0.02	0.75	0.27	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	556	556	0.01	0.08	1.51	583
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.26	0.24	2.61	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	460	460	0.02	0.02	0.05	467
Vendor	0.02	0.80	0.27	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	557	557	0.01	0.08	0.04	582
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.12	1.55	0.00	0.00	0.27	0.27	0.00	0.06	0.06	—	273	273	0.01	0.01	0.51	277

Vendor	0.01	0.45	0.16	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	320	320	0.01	0.05	0.37	335
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.28	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.2	45.2	< 0.005	< 0.005	0.08	45.9
Vendor	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	53.0	53.0	< 0.005	0.01	0.06	55.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.32	0.44	< 0.005	0.01	—	0.01	0.01	—	0.01	—	66.6	66.6	< 0.005	< 0.005	—	66.8
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.0	11.0	< 0.005	< 0.005	—	11.1

Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.83	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	146	146	0.01	0.01	0.02	148
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.42	7.42	< 0.005	< 0.005	0.01	7.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.23	1.23	< 0.005	< 0.005	< 0.005	1.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	6.56	9.35	0.01	0.09	—	0.09	0.09	—	0.09	—	1,351	1,351	0.05	0.01	—	1,355
Paving	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.32	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.6	66.6	< 0.005	< 0.005	—	66.8
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.0	11.0	< 0.005	< 0.005	—	11.1
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.83	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	146	146	0.01	0.01	0.02	148
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.42	7.42	< 0.005	< 0.005	0.01	7.54

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.23	1.23	< 0.005	< 0.005	< 0.005	1.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	39.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.58	6.58	< 0.005	< 0.005	—	6.61
Architectural Coatings	1.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.09	1.09	< 0.005	< 0.005	—	1.09
Architectural Coatings	0.36	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.52	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	92.0	92.0	< 0.005	< 0.005	0.01	93.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.68	4.68	< 0.005	< 0.005	0.01	4.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	39.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.58	6.58	< 0.005	< 0.005	—	6.61
Architectural Coatings	1.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.09	1.09	< 0.005	< 0.005	—	1.09
Architectural Coatings	0.36	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.52	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	92.0	92.0	< 0.005	< 0.005	0.01	93.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.68	4.68	< 0.005	< 0.005	0.01	4.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.08	0.80	6.89	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,409	1,409	0.07	0.07	5.17	1,437

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.08	0.80	6.89	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,409	1,409	0.07	0.07	5.17	1,437
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.96	0.91	6.15	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,301	1,301	0.08	0.08	0.13	1,326
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.96	0.91	6.15	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,301	1,301	0.08	0.08	0.13	1,326
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.18	0.16	1.11	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	220	220	0.01	0.01	0.37	224
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.18	0.16	1.11	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	220	220	0.01	0.01	0.37	224

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.08	0.80	6.89	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,409	1,409	0.07	0.07	5.17	1,437
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.08	0.80	6.89	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,409	1,409	0.07	0.07	5.17	1,437
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.96	0.91	6.15	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,301	1,301	0.08	0.08	0.13	1,326
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.96	0.91	6.15	0.01	0.01	1.16	1.17	0.01	0.30	0.31	—	1,301	1,301	0.08	0.08	0.13	1,326
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated	0.18	0.16	1.11	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	220	220	0.01	0.01	0.37	224
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.18	0.16	1.11	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	220	220	0.01	0.01	0.37	224

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	257	257	0.02	< 0.005	—	258
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	257	257	0.02	< 0.005	—	258

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1,553	1,553	0.11	0.01	—	1,560
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	257	257	0.02	< 0.005	—	258
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	257	257	0.02	< 0.005	—	258

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.1	37.1	< 0.005	< 0.005	—	37.2
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.1	37.1	< 0.005	< 0.005	—	37.2

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No Rail	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	224	224	0.02	< 0.005	—	225
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.1	37.1	< 0.005	< 0.005	—	37.2
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.1	37.1	< 0.005	< 0.005	—	37.2

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer	3.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.07	0.05	6.52	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Total	4.48	0.05	6.52	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	3.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	< 0.005	0.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.19	2.19	< 0.005	< 0.005	—	2.20
Total	0.72	< 0.005	0.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.19	2.19	< 0.005	< 0.005	—	2.20

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.07	0.05	6.52	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Total	4.48	0.05	6.52	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	3.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	< 0.005	0.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.19	2.19	< 0.005	< 0.005	—	2.20

Total	0.72	< 0.005	0.59	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.19	2.19	< 0.005	< 0.005	—	2.20

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	11.0	24.5	35.5	1.13	0.03	—	71.8
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	11.0	24.5	35.5	1.13	0.03	—	71.8

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	66.5	148	215	6.83	0.16	—	434
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	11.0	24.5	35.5	1.13	0.03	—	71.8
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	11.0	24.5	35.5	1.13	0.03	—	71.8

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	12.6	0.00	12.6	1.26	0.00	—	44.0

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	12.6	0.00	12.6	1.26	0.00	—	44.0

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	76.0	0.00	76.0	7.59	0.00	—	266
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	12.6	0.00	12.6	1.26	0.00	—	44.0
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	12.6	0.00	12.6	1.26	0.00	—	44.0

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	10/15/2024	11/12/2024	5.00	20.0	—
Site Preparation	Site Preparation	11/13/2024	11/20/2024	5.00	5.00	—
Grading	Grading	11/21/2024	12/2/2024	5.00	8.00	—
Building Construction	Building Construction	12/3/2024	10/21/2025	5.00	230	—
Paving	Paving	10/22/2025	11/16/2025	5.00	18.0	—
Architectural Coating	Architectural Coating	11/17/2025	12/12/2025	5.00	18.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41

Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Tier 4 Interim	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Tier 4 Interim	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Tier 4 Interim	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Tier 4 Interim	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40

Grading	Tractors/Loaders/Back	Diesel	Tier 4 Interim	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 4 Interim	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Back hoes	Diesel	Tier 4 Interim	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 4 Interim	1.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Tier 4 Interim	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Interim	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Interim	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Back hoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	10.8	LDA,LDT1,LDT2
Demolition	Vendor	—	7.17	HHDT,MHDT
Demolition	Hauling	13.5	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	10.8	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.17	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT

Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	10.8	LDA,LDT1,LDT2
Grading	Vendor	—	7.17	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	63.0	10.8	LDA,LDT1,LDT2
Building Construction	Vendor	24.6	7.17	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	10.8	LDA,LDT1,LDT2
Paving	Vendor	—	7.17	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	12.6	10.8	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.17	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	10.8	LDA,LDT1,LDT2
Demolition	Vendor	—	7.17	HHDT,MHDT
Demolition	Hauling	13.5	20.0	HHDT

Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	10.8	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.17	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	10.8	LDA,LDT1,LDT2
Grading	Vendor	—	7.17	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	63.0	10.8	LDA,LDT1,LDT2
Building Construction	Vendor	24.6	7.17	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	10.8	LDA,LDT1,LDT2
Paving	Vendor	—	7.17	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	12.6	10.8	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.17	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	225,000	75,000	3,600

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	1,077	—
Site Preparation	0.00	0.00	7.50	0.00	—
Grading	0.00	0.00	8.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.38

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Unrefrigerated Warehouse-No Rail	0.00	0%
Other Asphalt Surfaces	0.25	100%
Other Non-Asphalt Surfaces	0.62	0%
Other Asphalt Surfaces	0.51	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	478	0.03	< 0.005
2025	0.00	478	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	261	261	261	95,265	1,622	1,622	1,622	592,160
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	261	261	261	95,265	1,622	1,622	1,622	592,160
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	225,000	75,000	3,600

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	1,186,154	478	0.0330	0.0040	699,199
Other Asphalt Surfaces	0.00	478	0.0330	0.0040	0.00

Other Non-Asphalt Surfaces	0.00	478	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	478	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	1,186,154	478	0.0330	0.0040	699,199
Other Asphalt Surfaces	0.00	478	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	478	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	478	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	34,687,500	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Other Asphalt Surfaces	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	34,687,500	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Other Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	141	—
Other Asphalt Surfaces	0.00	—
Other Non-Asphalt Surfaces	0.00	—
Other Asphalt Surfaces	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	141	—
Other Asphalt Surfaces	0.00	—
Other Non-Asphalt Surfaces	0.00	—
Other Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	21.3	annual days of extreme heat
Extreme Precipitation	1.85	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	70.3
AQ-PM	60.0
AQ-DPM	70.2
Drinking Water	97.8
Lead Risk Housing	94.2
Pesticides	0.00
Toxic Releases	53.7
Traffic	25.5
Effect Indicators	—
CleanUp Sites	88.1
Groundwater	4.42

Haz Waste Facilities/Generators	93.8
Impaired Water Bodies	72.2
Solid Waste	70.4
Sensitive Population	—
Asthma	92.6
Cardio-vascular	77.0
Low Birth Weights	94.4
Socioeconomic Factor Indicators	—
Education	89.7
Housing	90.5
Linguistic	74.1
Poverty	98.5
Unemployment	98.9

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	2.1429488
Employed	2.053124599
Median HI	4.863338894
Education	—
Bachelor's or higher	1.860644168
High school enrollment	15.50109072
Preschool enrollment	18.42679328
Transportation	—
Auto Access	5.325291929
Active commuting	72.38547414

Social	—
2-parent households	44.89926857
Voting	0.359296805
Neighborhood	—
Alcohol availability	9.790837931
Park access	81.35506224
Retail density	27.5888618
Supermarket access	6.788143205
Tree canopy	73.47619659
Housing	—
Homeownership	19.67150006
Housing habitability	21.05735917
Low-inc homeowner severe housing cost burden	38.43192609
Low-inc renter severe housing cost burden	39.0606955
Uncrowded housing	9.713845759
Health Outcomes	—
Insured adults	20.81355062
Arthritis	24.0
Asthma ER Admissions	8.9
High Blood Pressure	32.4
Cancer (excluding skin)	85.3
Asthma	1.3
Coronary Heart Disease	12.2
Chronic Obstructive Pulmonary Disease	2.1
Diagnosed Diabetes	10.7
Life Expectancy at Birth	0.7
Cognitively Disabled	1.3
Physically Disabled	4.5

Heart Attack ER Admissions	5.2
Mental Health Not Good	0.7
Chronic Kidney Disease	10.6
Obesity	0.5
Pedestrian Injuries	94.0
Physical Health Not Good	1.3
Stroke	11.3
Health Risk Behaviors	—
Binge Drinking	68.3
Current Smoker	0.4
No Leisure Time for Physical Activity	2.4
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	9.5
Elderly	84.9
English Speaking	22.0
Foreign-born	52.3
Outdoor Workers	2.1
Climate Change Adaptive Capacity	—
Impervious Surface Cover	56.2
Traffic Density	41.9
Traffic Access	0.0
Other Indices	—
Hardship	96.3
Other Decision Support	—
2016 Voting	0.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	99.0
Healthy Places Index Score for Project Location (b)	1.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

ATTACHMENT 2 – RULE 9510 FORM AND CALCULATION

San Joaquin Valley AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

Indirect Source Review (ISR) - Air Impact Assessment (AIA) Application

A. Applicant Information

Applicant/Business Name: Gallo Winery, Gallo Spirits, Halo Glass Recycling			
Mailing Address: 600 Yosemite Boulevard	City: Modesto	State: CA	Zip: 95354
Contact: Robert Smith	Title: Senior Manager – Commercial and Industrial Engineering		
Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:			
Phone: 209-247-5733	Email: Robert.Smith@ejgallo.com		

B. Agent Information (if applicable)

Agent/Business Name: Yorke Engineering			
Mailing Address: 21660 Copley Drive, Suite 100	City: Diamond Bar	State: CA	Zip: 91765
Contact: Tin Cheung	Title: Principal Scientist		
Phone: 949-248-8490	Email: tcheung@yorkeengr.com		

C. Project Information

Project Name: Warehouse #9 Improvements Project			
Project Location		City: Modesto	Zip: 95354
Cross Streets: Street: Northeast corner of Santa Rita Avenue and Tenaya Drive		County: Stanislaus	
Permitting Agency: Modesto	Planner: Kristen Anaya	Contact Number: 209-525-5599	
Permit Type and Number (if known):			
Subject to Project-Level Discretionary Approval? ☒ Yes ☐ No		Last Project-Level Discretionary Approval Date:	
		Last Project-Level Ministerial Approval Date:	

D. Project Description

The proposed Project includes a 151,122 square feet (sq. ft.) warehouse with six truck dock bays, and retention basin. The Project will provide facilities for winery and OSS bulk glass which is currently stored in off-site locations, resulting in costs associated with transportation, handling, and rental of space. The goal of this Project is to build a new bulk glass storage area on the Modesto campus which consolidates storage and distribution operations and would reduce the costs of off-site storage and associated transportation.

For **Residential/Non-Residential/Mixed-Use** please check the box next to each applicable land use below:

☐ Commercial / Retail	☐ Educational	☐ Office	☐ Warehouse
☐ Residential	☐ Government	☒ Industrial	☐ Distribution Center
☐ Recreational (e.g. park)	☐ Medical	☐ Manufacturing	☐ Other: ____

For **Transportation/Transit** please check the box next to each applicable land use below:

☐ New Road Construction	☐ Expansion to an Existing Road	☐ Bridge / Overpass	☐ Interchange or Intersection Improvements

Select land use setting: ☒ Urban ☐ Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV)? ☒ No ☐ Yes, NOV #:

FOR DISTRICT USE ONLY

Filing Fee Received: _____ Date Paid: _____ Applicant #: _____	Check #: _____ Project #: _____	Date Stamp: Finance	Date Stamp: Permit

F. Voluntary Emission Reduction Agreement (VERA)

Is this project part of a larger project for which there is a VERA with the District? ☒ No ☐ Yes, VERA #:

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☒ No ☐ Yes

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	035-010-001	0.32	E & J GALLO WINERY
2.	035-010-003	0.27	E & J GALLO WINERY
3.	035-010-004	0.15	E & J GALLO WINERY
	See attached APN continuation sheet		

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org/ISR.

I. Project Development and Operation

Will the project require demolition of existing structures?	☒ Yes, *complete J*
	☐ No, *complete K*

J. Demolition

Total square feet of building(s) footprint to be demolished: 1335 sf, 2,200 sf. Total 3,535 sf.	Number of Building Stories:
Demolition Start Date (Month/Year): May 2025	Number of Days for Demolition: 15 days

K. Timing

Expected number of work days per week during construction? ☒ 5 days ☐ 6 days ☐ 7 days	
For **Transportation/Transit** projects, *please complete L-1*	
For **Residential/Non-Residential/Mixed-Use** projects, will it be developed in multiple phases?	☒ No, *complete L-2*
	☐ Yes, *complete L-3*

L-1. Transportation / Transit Development and Timing Details

Please note that development timelines provided within this section should reflect actual work time, and should not account for possible project delays.

Start of Construction (Month/Year):	End of Construction (Month/Year):
Number of actual construction days:	
Length of road being constructed: miles	Width of road being constructed: feet
Predominant Soil Type (choose one): ☐ Sand Gravel ☐ Weathered Rock – Earth ☐ Blasted Rock	
Amount of soil imported: cubic yards	Amount of soil exported: cubic yards
Amount of asphalt imported: cubic yards	Amount of asphalt exported: cubic yards
Total area to be disturbed: acres	Maximum area disturbed per day: acres
Average truck capacity: cubic yards	Will water trucks be used? ☐ Yes ☐ No

L-2. Single Phase Development

Start of Construction (Month/Year): May 2025	Gross Acres: 9.05+
End of Construction (Month/Year): December 2025	Net Acres (area devoted to buildings/structures): 3.44
First Date of Occupation (Month/Year): December 2025	Paved Parking Area (# of Spaces): 2
Building Square Footage:151,122 sf	Number of Dwelling Units: 0

L-3. Phased Site Development and Building Construction

In addition to the information below you can submit phase specific activity timeline found on District's website at www.valleyair.org/ISR.

1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:

	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at www.valleyair.org/ISR.

M. On-Site Emission Reduction Measures (Mitigation Measures)

Listed below are categories of possible mitigation measures for applicants to implement that will reduce a project's impact on air quality. Check "Yes" next to any measure that will be utilized for this project, and please complete the corresponding page in this form to identify specifics related to that measure. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure. Also, the applicant is encouraged to provide any mitigation measures including supporting documentation that are not listed on this application form for District consideration. For reference, see www.valleyair.org/ISR for potential additional mitigiation measures.

Clean Construction Fleet Mitgation Measure below can be selected for all development types

1. Clean Construction Fleet (Note: Making a commitment to using less polluting construction equipment)
☐ Yes, *please complete mitigation measure 1 below*
☒ No, *please provide justification why not selected:Project below the 2 ton NOx and PM10 Exemption Threshold.*

Operational Mitgation Measure below can be selected for all development types, except for transportation and transit projects

2. Clean On-Road Trucks (e.g. Heavy Duty Trucks, Medium Duty Trucks, and Light Duty Trucks)
Note: Operational fleet will use zero and/or near-zero emissions for all or part of its activities.
☐ Yes, *please complete applicable mitigation measure 2a through 2c below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

3. On-Site Zero Emission Off-Road Vehicles and Equipment (e.g. electric forklifts and electric yard trucks)
☐ Yes, *please complete applicable mitigation measure 3 below*
☒ No, *please provide justification why not selected:Electric forklifts part of the Project.*

4. Solar Panels (e.g. incorporate solar panels in the project)
☐ Yes, *please complete applicable mitigation measure 4 below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

5. Electric Vehicle (EV) Chargers (e.g. incorporate onsite EV charging infrastructure)
☐ Yes, *please complete applicable mitigation measure 5 below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

6. Clean Lawn and Garden Equipment (e.g. eletric mowers, electric leaf blowers, electric trimmers, etc.)
☐ Yes, *please complete applicable mitigation measure 6 below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

7. Land Use/Location (e.g. increased residential density, increase job density, etc.) Not applicable for rural settings.
☐ Yes, *please complete applicable mitigation measures 7a through 7c below*
☒ No, *please provide justification why not selected:Project below the 2 ton NOx and PM10 Exemption Threshold*

8. Parking Policy/Pricing (e.g. unbundle residential parking costs, limit residential parking supply, etc.) Not applicable for rural settings.
☐ Yes, *please complete applicable mitigation measure 8a through 8d below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

9. Commute Trip Reduction Programs (e.g. workplace parking charge, provide ridesharing program, etc.) Not applicable for rural settings.
☐ Yes, *please complete applicable mitigation measures 9a through 9c below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

10. Exceed Title 24 (e.g. exceed California Title 24 required energy efficiency for building(s) associated with the project)
☐ Yes, *please complete applicable mitigation measure 10 below*
☒ No, *please provide justification why not selected: Project below the 2 ton NOx and PM10 Exemption Threshold.*

N. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☐ I request to review a draft of the District's analysis.

O. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occcurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☐ I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org/ISR.

P. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org/ISR.

Q. Attachments

Required:

☐ Tract Map or Project Design Map

☐ Vicinity Map

☒ Application Filing Fee
$841.00 for mixed use / non-residential / transporation / transit projects
OR
$562.00 for residential projects only

If applicable:

☐ Letter from Applicant granting Agent authorization

☐ Fee Deferral Schedule Application

☐ Monitoring & Reporting Schedule

☐ Supporting documentation for selected Mitigation Measures

R. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): _____	Title: _____
Signature: _____	Date: _____

Mitigation Measures

Mitigation Measure 1: Construction Clean Fleet

Will the project use a construction clean fleet to achieve the emission reductions required by District Rule 9510?
(By checking "yes" the Applicant is commiting to achieving the following emission reduction requirements: 20% for NOx and 45% for PM10 compared to the statewide average.)

☒ No, *please complete justification in Section M above*
☐ Yes*, *please be aware of the requirements below:*

***If yes**, daily records of the total hours of operation for each piece of equipment greater than 50-horsepower being used on the project site during construction must be maintained. Within 30-days of completing construction of each project phase, a report summarizing total hours of operation by equipment type, equipment model year and horsepower for each piece of construction equipment greater than 50-horsepower must be submitted to the District. To assist in this recordkeeping, the *Construction Clean Fleet Data Template* is available on the District's website at www.valleyair.org/ISR.

Please note: if the required construction emission reductions under Rule 9510 cannot be achieved, fees are required in order to mitigate the remaining balance of emissions. For each project phase, the District will verify that the fleet details achieved the required emission reductions.

Mitigation Measure 2a: Clean On-Road Heavy Duty Trucks

Will the project use any operational clean Heavy Duty Trucks (On-road vehicles with a gross vehicle weight greater than 26,000 pounds)?
For example, zero-emission electric trucks and/or near-zero emission trucks meeting CARBs established emission standard of 0.02 g/bhp-hr NOx.

☒ No, *please complete justification in Section M above*
☐ Yes*, *please complete section below:*

1. Number of trucks for Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

2. Trip length in miles each of the following types of trucks will travel one way for the Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

3. Expected number of one-way trips per year for each of the following types of trucks for the Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

***If yes**, by selecting this measure there will be a condition placed on the monitoring and reporting schedule to ensure compliance. Records of the fleet data, including truck type, will be required to be submitted to the District on an annual basis.

Please note: by selecting this measure, you are certifying to the District that the above operational clean fleet vehicles have not been funded by state or District grant programs.

Mitigation Measure 2b: Clean On-Road Medium Duty Vehicles

Will the project use any operational clean Medium Duty Vehicles (On-road vehicles with a gross vehicle weight between 14,001 pounds and 26,000 pounds)?
For example, zero-emission electric vehicles, zero emission last mile delivery trucks or vans and/or near-zero emission vehicles meeting CARB's established emission standard of 0.02 g/bhp-hr NOx.

☒ No, *please complete justification in Section M above*
☐ Yes*, *please complete section below:*

1. Number of trucks for Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

2. Trip length in miles each of the following types of trucks will travel one way for the Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

3. Expected number of one-way trips per year for each of the following types of trucks for the Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

***If yes**, by selecting this measure there will be a condition placed on the monitoring and reporting schedule to ensure compliance. Records of the fleet data, including truck type, will be required to be submitted to the District on an annual basis.

Please note: by selecting this measure, you are certifying to the District that the above operational clean fleet vehicles have not been funded by state or District grant programs.

Mitigation Measure 2c: Clean On-Road Light Duty Vehicles

Will the project use any operational clean Light Duty Vehicles (On-road vehicles with a gross vehicle weight below 14,000 pounds)? For example, zero-emission electric vehicles, zero emission last mile delivery trucks or vans and/or near-zero emission vehicles meeting CARBs established emission standard of 0.02 g/bhp-hr NOx.

☒ No, *please complete justification in Section M above*

☐ Yes*, *please complete section below:*

1. Number of trucks for Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

2. Trip length in miles each of the following types of trucks will travel one way for the Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

3. Expected number of one-way trips per year for each of the following types of trucks for the Project:

zero emission trucks: _____	**near-zero** emission trucks: _____	**other types** of trucks: _____

***If yes**, by selecting this measure there will be a condition placed on the monitoring and reporting schedule to ensure compliance. Records of the fleet data, including truck type, will be required to be submitted to the District on an annual basis.

Please note: by selecting this measure, you are certifying to the District that the above operational clean fleet vehicles have not been funded by state or District grant programs.

Mitigation Measure 3: On-Site Zero Emission Off-Road Vehicles and Equipment

Will the project use any operational on-site zero emission Off-Road Vehicles and Equipment? (e.g. electric forklifts, electric yard trucks, electric aerial lifts)

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

Type of Zero Emission Vehicles and Equipment	No. of Vehicles and Equipment	Hours/Day	Days/Year	Horsepower	Fuel Type (Hydrogen or Electric)
1. Yard Truck					
2. Forklifts					
3. Aerial Lifts					
4. Other Equipment					

Please note: by selecting this measure, you are certifying to the District that the above operational off-road vehicles have not been funded by state or District grant programs.

Additional sheets for listing On-Site Zero Emission Vehicles/Equipment can be found on the District's website at www.valleyair.org/ISR.

Mitigation Measure 4: Solar Panels

Will the project include the installation of solar panels?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Total power output of solar panels to be installed: _____ kW *(e.g.: 200 homes x 3kW=600kW.)*
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5: Electric Vehicle (EV) Chargers

Will the project include the installation of electric vehicle (EV) charger(s)?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Number of charging outlet(s) to be installed *(Note: a charger may have one or more charging outlets)*: _____
- Charging level (e.g.: Level 1, Level 2, or DC Fast Charge): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 6: Clean Landscape Equipment

Will the project utilize zero-emission landscaping equipment? (e.g. electric lawn mowers, electric leaf blowers, etc.) This measure requires that 100% of the landscape equipment be zero emissions.

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation. ☐ Attached

Mitigation Measure 7a: Increase Residential Density

Will the project have a residential density above 9.1 du/acre.? Density is measured in terms of dwelling units per acre.

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

Residential Density is the 'Number of Dwelling Units' for the project, divided by the total gross acres of the project.	**Dwelling Units per Acre:**_____

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the provided residential density. ☐ Attached

Mitigation Measure 7b: Increase Job Density

Will the project have a higher density of jobs above 145 jobs per acre? Job density is the number of jobs per acre.

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

Job Density is the 'Number of Job' created by the project, divided by the total gross acres of the project.	**Jobs per Acre:**

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the jobs per acre. ☐ Attached

Mitigation measure 7c: Integrate Below Market Rate Housing

Will the project require all or a portion of the multifamily residential units designated as affordable deed-restricted below-market-rate (BMR) housing?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Percentage of multifamily units permanently dedicated as affordable: _____%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation to justify all or a portion of the multifamily residential units that are designated as deed-restricted below-market-rate housing. ☐ Attached

Mitigation Measure 8a: Limit Residential Parking Supply

Will the residential project reduce the total supply of available/allowable parking spaces?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Number of available/allowable parking spaces for the project (ie parking demand): _____
- Number of parking spaces the project will provide: _____ **(**this value must be less than the demand entered above**)**
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 8b: Unbundle Residential Parking Cost

Will the residential project provide the residents the option to purchase a parking space at an additional cost?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Annual parking cost per space ($):_____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 8c: Transit Subsidy

Will the project provide subsidized/discounted daily or monthly public transit passes?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Average transit fare without subsidy amount ($):_____
- Subsidy amount ($):_____ (Subsidy amount can be fare-per-ride or the cost of a monthly pass)
- % of employees /residents eligible for subsidy: _____
- % of transit mode share of work trips: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 8d: Implement Employee Parking "Cash-Out"

Will the project require employers to offer employee parking "cash-out"?
The term "cash-out" is used to describe the employer providing employees with a choice of forgoing their current subsidized/free parking for a cash payment.

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- % of employees eligible to receive "cash-out": _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 9a: Workplace Parking Charge

Will the project implement workplace parking pricing at its employment centers (e.g., explicitly charging for parking for its employees, not providing employee parking and transportation allowances, educating employees about available alternatives)?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Baseline parking price per space ($):_____ (If unknown, please enter 25% of proposed parking price per space)
- Proposed parking price per space ($):_____
- % of employees paying for parking: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 9b: Market Commute Trip Reduction Option

Will the project implement marketing strategies to reduce commute trips (e.g., Onsite or online commuter information services, Onsite or online transit pass sales, employee transportation coordinators, guaranteed ride home services)?
This measure should promote and educate employees on alternative transportation options

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- % of Employees Eligible: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 9c: Provide Ridesharing Program

Will the project include a ride-sharing program?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- % of Employees eligible for the ride-sharing program: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 10: Exceed Title 24

Will the energy efficiency rating of the project's building(s) be greater than California Title 24 requirements?

☒ No, *please complete justification in Section M above*

☐ Yes, *please complete section below:*

- Percent of increase greater than California Title 24 requirements: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach relevant analysis or summary pages of Title 24 documentation.	☐ Attached

Indirect Source Review (ISR) - APN Information Continuation Sheet

Project Name: Warehouse #9 Improvements
ISR Project No. (if known):

H. Parcel and Land Owner Information (continued)			
	APN (000-000-00 Format)	**Gross Acres**	**Land Owner**
4.	035-010-005	0.15	E & J GALLO WINERY
5.	035-010-006	0.15	E & J GALLO WINERY
6.	035-010-007	0.15	E & J GALLO WINERY
7.	035-010-008	0.17	E & J GALLO WINERY
8.	035-010-009	0.36	E & J GALLO WINERY
9.	035-010-010	0.19	E & J GALLO WINERY
10.	035-010-011	0.15	E & J GALLO WINERY
11.	035-010-012	0.15	GALLO GLASS COMPANY
12.	035-010-013	0.17	E & J GALLO WINERY
13.	035-010-014	0.16	GALLO GLASS COMPANY
14.	035-010-015	0.16	E & J GALLO WINERY
15.	035-010-016	0.17	E & J GALLO WINERY
16.	035-010-017	0.14	E & J GALLO WINERY
17.	035-010-019	0.26	E & J GALLO WINERY
18.	035-010-020	0.24	GALLO GLASS COMPANY
19.	035-010-021	0.25	E & J GALLO WINERY
20.	035-010-022	0.33	E & J GALLO WINERY
21.	035-010-023	0.23	E & J GALLO WINERY
22.	035-011-001	0.36	E & J GALLO WINERY
23.	035-011-002	0.28	GALLO GLASS COMPANY
24.	035-011-003	0.17	E & J GALLO WINERY
25.	035-011-006	0.19	GALLO GLASS COMPANY
26.	035-004-070	1.61	GALLO GLASS COMPANY
27.			
28.			
29.			
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37.			
38.			
39.			
40.			

Gallo Glass
california pure

April 17, 2025

Gallo Glass Warehouse RTIF Fee Exemption

Agenda

- Summary
- Current State/Truck Route Diagrams
- Additional Details
- Future State Following Warehouse Construction Diagram
- References
- Questions

Summary

Project Overview:

- Gallo is planning to construct a new ~150k SF warehouse adjacent to Gallo Glass
- This enables Gallo to simplify logistics
- Gallo Glass's production capacity is not increasing.

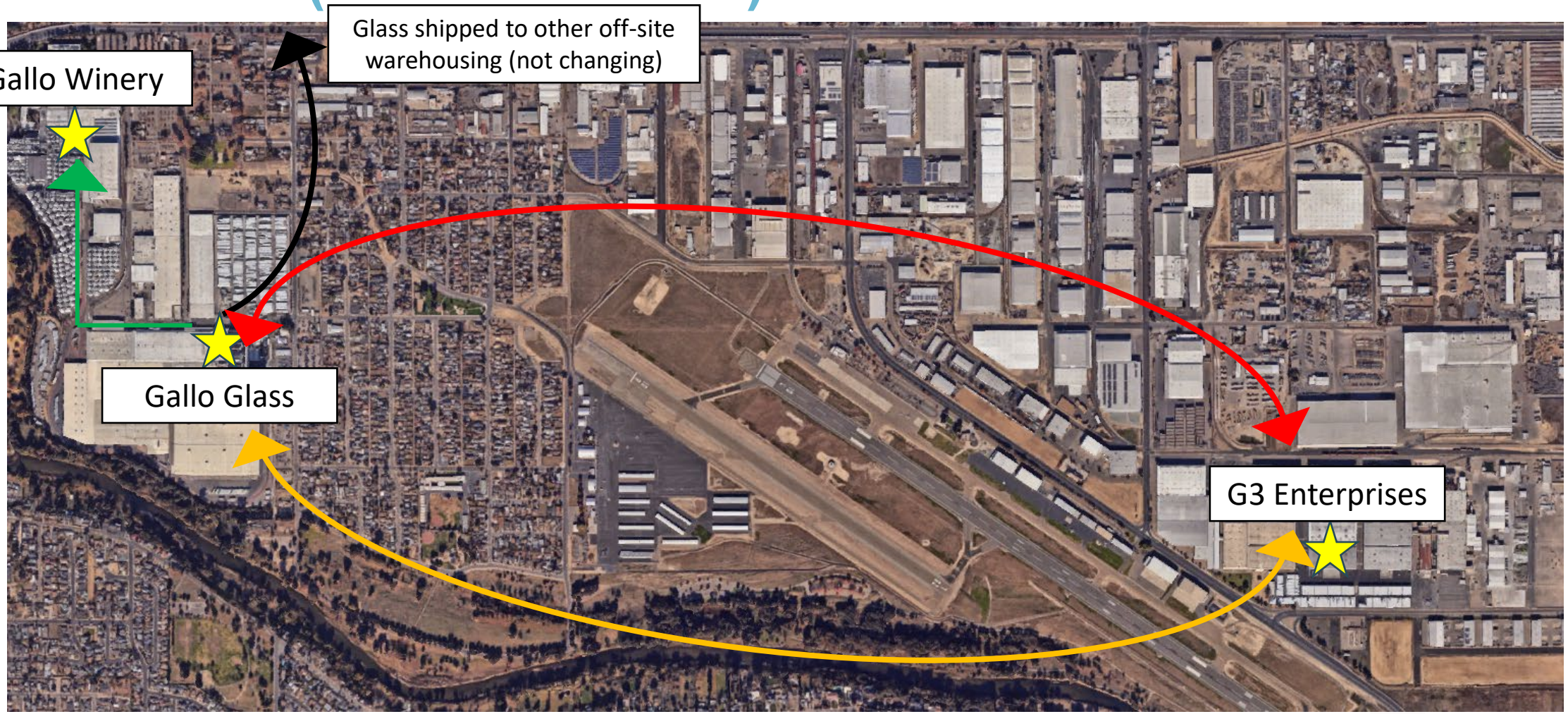
Reduction in Truck Trips:

- ~4,500 truck trips per year eliminated.
- Travel on County Right of Ways will be reduced by ~27,900 miles per year.

Proposed Exemption:

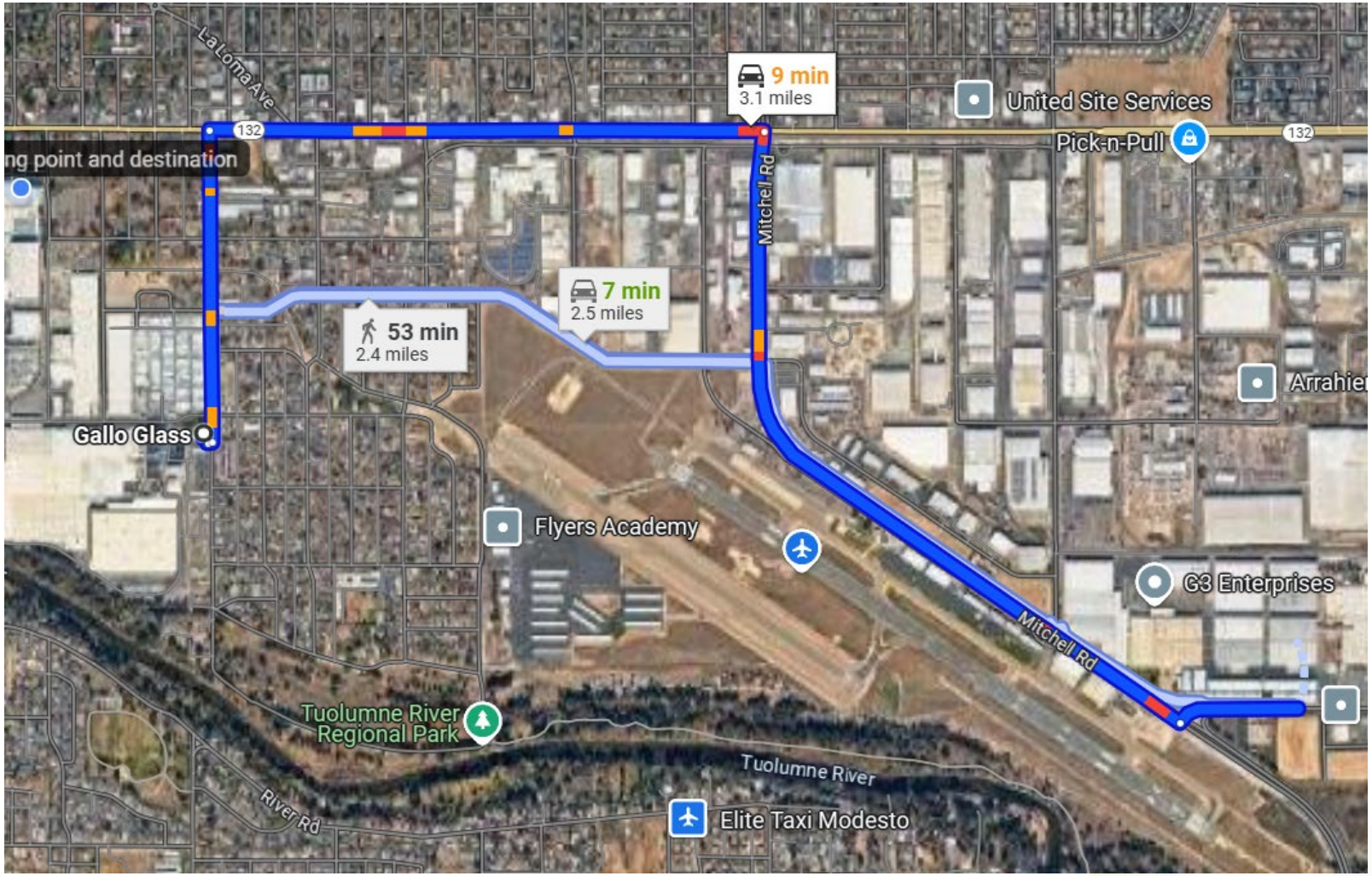
Public Facilities Fee Component	Fee Basis	Exemption Basis
Recommended RTIF	$774 per 1,000 SF	Gallo is reducing travel impact to Stanislaus County Right of Ways

Current State (Based on 2024)



- 17,343 Bulk Glass shipments were made from Gallo Glass to off-site storage.
- 8,134 of those loads were brought back to Gallo Glass from a temporary off-site storage location to support Gallo's bottling process, for a total of 100,862 miles driven on County Right of Ways

Typical Truck Route



Additional Details

Project Overview:

- Gallo is planning to construct a new ~150k SF warehouse adjacent to Gallo Glass and Gallo Winery's existing operations to store bulk glass pallets prior to use on the bottling lines.
- This enables Gallo to simplify logistics by reducing shipments of inventory to and from a temporary off-site storage location
- Gallo Glass's production capacity is not increasing as part of this project.

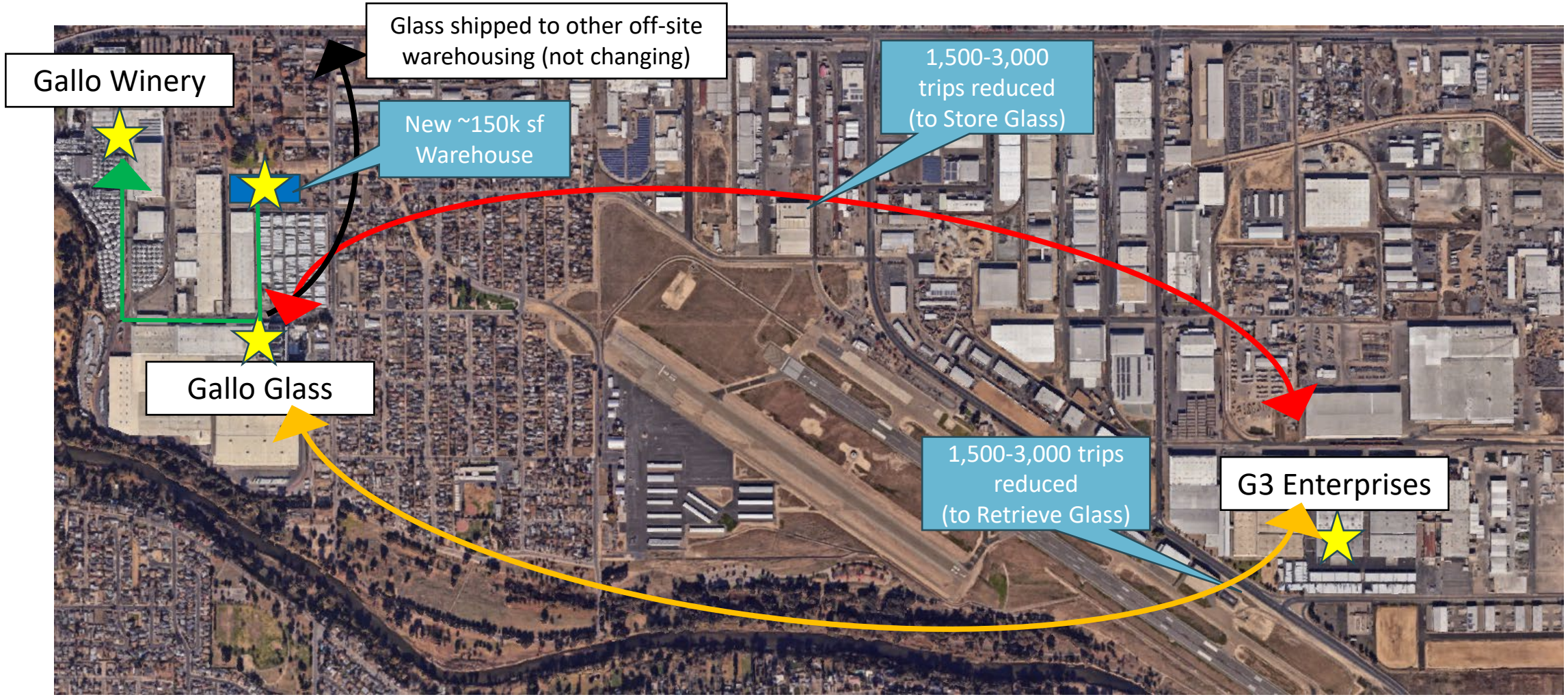
Current State (2024):

- Due to limited on site storage space, a portion of glass produced at Gallo Glass (for Gallo Winery) is hauled off site to G3 until it is needed, at which time it is hauled back to Gallo Glass and prepped for delivery to the Winery.
- 17,343 Bulk Glass shipments were made from Gallo Glass to off-site storage.
- 8,134 of those loads were brought back to Gallo Glass from a temporary off-site storage location to support the Gallo Winery bottling process, for a total of 100,862 miles driven on County Right of Ways
- There are dedicated trucks for hauling to G3 and dedicated trucks hauling back to Gallo Glass
- Approximately 12.4 miles are driven for every load hauled to G3.

Future State Following Warehouse Construction:

- 3,000-6,000 truck trips per year to the temporary offsite storage location will be eliminated.
- Travel on County Right of Ways will be reduced by a total of 18,600 to 37,200 miles per year.

Future State Following Warehouse Construction



- With the additional on-site storage, Gallo will be able to save a total of 3,000 to 6,000 truck trips per year.
- The long-term strategy is to eliminate the remaining trips through future projects/process improvements.

References

- Indirect Source Review Study dated March 11, 2025
- General Plan Amendment and Rezone PLN2023-0166 (Complete)
- General Plan Amendment and Rezone PLN2024-0100 (In-process)
- Stanislaus County Building Permit Application BLD2025-0043

Questions

Public Facility Fee's
Deferral and Waiver Criteria Form

This form is to be completed once the Stanislaus County Public Facilities Fees Administrative Guidelines have been reviewed:
https://www.stancounty.com/ceo/econ-dev/pdf/adminguidelines.pdf

Form Instructions:

- Complete all sections that apply to your project.
- Attach all supporting documents as required.
- Submit the completed form to *inacioe@stancounty.com*

---

1. Project Information

a) Contact Information *(individual completing/submitting form)*:

b) Project Name:

c) Project Location:

d) Property Owner Name:

e) Developer Name:

f) Number of Units:

g) PFF Estimate:
(Obtain estimate from Planning by emailing: building@stancounty.com)

h) Number of Units by Income Level:

---

2. Deferral and Waiver Criteria

☐ **Affordable Housing –** Contingent upon the housing being developed with assistance from a public agency, fees may be deferred the entire time period that the income eligibility, as set by the funding source, is maintained. However, the administrative fee portion shall not be deferred and shall be paid at time of building permit issuance.

a) Fees for housing developed for occupancy by moderate and low-income households defined as being 50 to 120 percent of the area median income, shall be afforded the opportunity to defer the fee.

b) Housing developed for occupancy by very low-income households shall be afforded the opportunity to waive the entire fee. Very low income is defined as less than 50 percent of the area median income.

☐ **PFF Installment Payment Program for Qualifying Non-Residential Projects –** In lieu of paying public facilities fees for a project at the time of obtaining a building permit for a project, a non-residential developer whose successful development activity will facilitate job creation or retention, address an identified community need, provide a "living wage" (defined as at least 1½ the minimum wage), or are located in locations that meet strategic objectives of the County (i.e. transit oriented development, diverted trips through the use of rail, infill, anchor to a new business park, etc.), may make application to the Public Facilities Fees Committee to enter into a Multi-year PFF Payment Agreement with Stanislaus County to pay an initial amount of 20% of the total fee due at building permitting with the balance to be paid in equal annual payments. In no case shall the payment period exceed four years.

Qualified projects must meet the following standards:

a) Project is of commercial, retail and/or industrial nature. Residential developments are NOT eligible for this fee deferment program.

b) Facilitates job retention and/or creation within the first 12 months of project completion:

c) The application provides satisfactory evidence that the project has one or more of the following characteristics:

1. Provides for "living wage" jobs at least 1½ times the minimum wage;
2. Supports a community need;
3. Will likely attract other businesses;
4. Wil make a significant effort to reduce greenhouse gases; or
5. Sited in a location that meets strategic objectives of the County (transit-oriented development, diverted trips through use of rail, infill, anchor to new business park, etc.).

☐ **PFF Deferral Payment Program for Residential Projects –** Payment of fees may be made at the issuance of the residential building permit or may be deferred until the close of escrow on the sale of the residential building for which the building permit was issued. For those deferrals that do not pertain to a sale the fee must be paid prior to Final Inspection or prior to Certificate of Occupancy. Opting to defer payment of the fees requires the execution of a contract which shall be recorded as a lien, thus assuring that the County will receive the fees owed.

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3. Supporting Documentation

Please attach any necessary documents to verify the criteria checked above.

☐ Documentation that confirms occupancy ☐ Site Plans or Drawings

☐ PFF Estimate Spreadsheet (Obtain from Building Dept. building@stancounty.com)

4. Additional Project Details

- Project Description/Scope:
- Estimated Completion Date:
- Total Project Cost:

---

5. Certification

By signing this form, I certify that the information provided is accurate and that the project meets the exemption criteria as checked above. I understand that submitting false information may result in disqualification from the exemption program.

- Authorized Representative Name:
- Title/Position:

Signature: _____

Date: _____

For Department Use Only:

Date Received: _____

Date Reviewed by PFF Committee: _____

☐ Approved *(Date)*

☐ Denied *(Date)*

Chair Signature: _____

Print Name: _____

Public Facilities Fee
Exemption Criteria Form

This form is to be completed once the Stanislaus County Public Facilities Fees Administrative Guidelines have been reviewed:
https://www.stancounty.com/ceo/econ-dev/pdf/adminguidelines.pdf

Form Instructions:

- Complete all sections that apply to your project.
- Attach all supporting documents as required.
- Submit the completed form to *inacioe@stancounty.com*

---

1. Project Information

a) Contact Information *(individual completing/submitting form)*:

b) Project Name:

c) Project Location:

d) Property Owner Name:

e) Developer Name:

f) Number of Units:

g) Primary Funding Source(s):

h) PFF Estimate:
(Obtain estimate from Planning by emailing: building@stancounty.com)

i) Number of Units by Income Level:

---

2. Exemption Criteria

☐ Public facilities developed by state and local agencies, utilities, fire districts, public schools, housing agencies, or community service districts.

☐ Facilities developed on publicly owned properties that will eventually become the property of the public owner (e.g., a privately constructed building on County-owned land that becomes County property after the lease term).

---

3. Supporting Documentation

Please attach any necessary documents to verify the criteria checked above.

☐ Site Plans or Drawings ☐ Public Facility Documentation

☐ PFF Estimate Spreadsheet (Obtain from Building Dept. building@stancounty.com)

4. Additional Project Details

- Project Description/Scope:

- Estimated Completion Date:

- Total Project Cost:

---

5. Certification

By signing this form, I certify that the information provided is accurate and that the project meets the exemption criteria as checked above. I understand that submitting false information may result in disqualification from the exemption program.

- Authorized Representative Name:
- Title/Position:

Signature: _____

Date: _____

For Department Use Only:

Date Received: _____
Date Reviewed: _____

☐ Refer to PFF Committee for more discussion *(Referral Date)*
☐ Approved *(Date)*
☐ Denied *(Date)*

Signature: _____

Print Name: _____

Stanislaus County PFF Funds
Unobligated Cash Balances
As of March 31, 2025

Fee	Description	Cash Balances As of 03/31/2025	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 03/31/2025
2400	Regional Transportation Impact Fee	6,151,631.09	(95,097,278.69)	(88,945,647.60)
2401	City/County Roads	874,739.59	-	874,739.59
2402	Detention	4,081,486.03	-	4,081,486.03
2403	Criminal Justice	1,128,891.34	-	1,128,891.34
2404	Library	675,852.16	(3,000,001.01)	(2,324,148.85)
2405	Regional Parks	4,573,092.30	-	4,573,092.30
2406	Health	6,088,619.36	-	6,088,619.36
2407	Behavioral Health	1,041,418.03	-	1,041,418.03
2408	Other Facilities	7,229,404.40	(2,332,226.00)	4,897,178.40
2409	Administrative Fees	212,480.28	(8,640.00)	203,840.28
2410	Sheriff	698,613.76	-	698,613.76
2411	Emergency Services	218,332.65	-	218,332.65
2412	Admin Fees Unincorporated	192,730.06	-	192,730.06
2413	Neighborhood Parks	223,287.78	-	223,287.78
2414	Animal Services	805,308.22	(10,200.00)	795,108.22
2415	Info Technology	255,768.81	-	255,768.81
2416	Crows Landing IBP Traffic Facilities	-	-	-
2417	Crows Landing IBP Water Facilities	-	-	-
2418	Crows Landing IBP Wastewater Facilitie	-	-	-
2419	Crows Landing IBP Storm Drain Facilitie	-	-	-
	Subtotal	**34,451,655.86**	**(100,448,345.70)**	**(65,996,689.84)**
6400	Regional Transportation Impact Fee	844.66	-	844.66
6401	City/County Roads	43.92	-	43.92
6402	Jails	1.55	-	1.55
6403	Justice	61,849.57	-	61,849.57
6404	Library	-	-	-
6405	Parks	4.19	-	4.19
6406	Public Health	1,393,101.52	-	1,393,101.52
6407	Outpatient	756,165.77	-	756,165.77
6408	Other Facilities	4,722.02	(4,281.00)	441.02
6409	Administrative Fees	8.62	-	8.62
6410	Sheriff Patrol	1,401.69	-	1,401.69
6411	Fire Warden	23,054.88	-	23,054.88
6412	Admin Fees-Unincorporated	6.40	-	6.40
6413	Other Facilities-Unincorporated	16,685.98	(12,679.00)	4,006.98
	Subtotal	**2,257,890.77**	**(16,960.00)**	**2,240,930.77**
	Grand Total	**36,709,546.63**	**(100,465,305.70)**	**(63,755,759.07)**
	Grand Total Excluding RTIF and Library	**29,882,063.38**	**(2,368,026.00)**	**27,514,037.38**

Note: The Unobligated Cash Balances column is the total cash balance available for future department PFF requests. All open PFF project balances have been deducted from this column.

Note: The Open Project Balances Not Yet Withdrawn include amounts approved by the Board of Supervisors and amounts approved by the PFF Committee. Amounts approved by the PFF Committee may have not yet been approved by the Board of Supervisors.

Public Facilities Fees
Activity
For the Nine Months Ended March 31, 2025

Activity from New Fee Structure Effective 5/12/03

Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	$ 2,712,541.92	$ 303,391.46	$ -	$ (41,543.86)	$ (8,560,005.63)	$ (5,585,616.11)
2401 City/County Roads	-	21,253.95	-	-	-	21,253.95
2402 Detention	562,841.28	185,432.07	-	(1,019.81)	(6,445,720.00)	(5,698,466.46)
2403 Criminal Justice	69,706.31	26,419.62	-	(107.35)	-	96,018.58
2404 Library	170,993.00	13,981.57	-	-	(200,000.00)	(15,025.43)
2405 Regional Parks	167,203.00	110,092.59	-	-	(182,296.00)	94,999.59
2406 Health	182,773.04	145,293.21	-	(322.05)	-	327,744.20
2407 Behavioral Health	49,624.20	24,583.93	-	(107.35)	-	74,100.78
2408 Other Facilities	620,475.45	166,548.32	-	(1,985.95)	-	785,037.82
2409 Admin Fees	67,872.15	6,061.11	-	(922.35)	(141,187.58)	(68,176.67)
2410 Sheriff	65,653.00	19,708.99	-	(1,019.81)	(265,230.00)	(180,887.82)
2411 Emergency Services	8,659.55	5,178.93	-	(21.47)	-	13,817.01
2412 Unincorp-Admin Fees	14,367.00	4,444.55	-	-	-	18,811.55
2413 Neighborhood Parks	31,199.00	16,105.02	-	-	(512,400.00)	(465,095.98)
2414 Animal Services	31,315.00	19,172.61	-	-	-	50,487.61
2415 Information Technology	6,048.78	6,125.54	-	-	-	12,174.32
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	$ 4,761,272.68	$ 1,073,793.47	$ -	$ (47,050.00)	$ (16,306,839.21)	$ (10,518,823.06)

Activity from Original Fee Structure

Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	$ -	$ (9.23)	$ -	$ -	$ -	$ (9.23)
6401 City/County Roads	-	30.84	-	-	-	30.84
6402 Jails	-	0.01	-	-	-	0.01
6403 Justice	-	1,502.77	-	-	-	1,502.77
6404 Library	-	-	-	-	-	-
6405 Parks	-	2.16	-	-	(276.00)	(273.84)
6406 Public Health	-	33,848.82	-	-	-	33,848.82
6407 Outpatient	-	18,372.91	-	-	-	18,372.91
6408 Other Facilities	-	114.73	-	-	-	114.73
6409 Admin Fees	-	0.21	-	-	-	0.21
6410 Sheriff	-	34.06	-	-	-	34.06
6411 Fire Warden	-	560.18	-	-	-	560.18
6412 Unincorp-Admin Fees	-	0.16	-	-	-	0.16
6413 Unincorp-Other Facility	-	405.43	-	-	-	405.43
Sub-Totals	$ -	$ 54,863.05	$ -	$ -	$ (276.00)	$ 54,587.05
TOTAL ALL FEES	$ 4,761,272.68	$ 1,128,656.52	$ -	$ (47,050.00)	$ (16,307,115.21)	$ (10,464,236.01)
GRAND TOTAL JUL-23 - MAR-24	$ 7,212,415.42	$ 753,851.87	$ -	$ -	$ (13,903,836.69)	$ (5,937,569.40)
CHANGE FROM PRIOR YEAR TO DATE	-34%	50%	0%	0%	17%	-76%

Public Facilities Fees
Open Projects Summary By Use
As of March 31, 2025

Project & Fee Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 3/31/2025	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	$ 53,587.58	$ 53,587.58	$ -
Administrative Fees - County	40,780.78	40,780.78	-
2409-Admin Fees	40,780.78	40,780.78	-
Administrative Fees - City	12,806.80	12,806.80	-
2409-Admin Fees	12,806.80	12,806.80	-
Project	153,398,311.90	52,933,006.20	100,465,305.70
RTIF McHenry Widening Project #9616	4,951,441.00	4,012,601.24	938,839.76
2400-Regional Transportation Impact Fee	4,638,098.16	3,699,258.40	938,839.76
6400-Regional Transportation Impact Fee	308,615.74	308,615.74	-
6401-City/County Roads	4,727.10	4,727.10	-
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,736,649.89	263,350.11
2400-Regional Transportation Impact Fee	5,000,000.00	4,736,649.89	263,350.11
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	1,000,000.00	3,000,001.01
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
6404 - Library	3,218.68	3,218.68	-
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	4,530,421.05	1,369,578.95
2400-Regional Transportation Impact Fee	5,900,000.00	4,530,421.05	1,369,578.95
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	28,816,279.79	87,430,696.21
2400-Regional Transportation Impact Fee	116,246,976.00	28,816,279.79	87,430,696.21
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	520,002.37	94,813.66
2400-Regional Transportation Impact Fee	614,816.03	520,002.37	94,813.66
Nearmap Aerial Photography/GIS	196,822.00	147,618.00	49,204.00
2408-Other Facilities	128,976.00	96,732.00	32,244.00
6408-Other Facilities	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	-
Two Hybrid Vehicles	10,200.00	-	10,200.00
2414 - Animal Services	10,200.00	-	10,200.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Accela, Inc. Cloud Permitting Software	87,600.00	87,600.00	-
2409-Admin Fees	87,600.00	87,600.00	-
Frank Raines Off Highway Vehicle Park	182,572.00	182,572.00	-
2405-Regional Parks	182,296.00	182,296.00	-
6405-Parks	276.00	276.00	-
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	-	5,000,000.00
Ray Simon Training Center Classroom Project	1,265,230.00	1,265,230.00	-
2402-Detention	1,000,000.00	1,000,000.00	-
2410-Sheriff	265,230.00	265,230.00	-
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
2402-Detention	1,485,000.00	1,485,000.00	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2402-Detention	3,960,720.00	3,960,720.00	-
Bonita Pool Project	512,400.00	512,400.00	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
Grand Total	**$ 153,451,899.48**	**$ 52,986,593.78**	**$ 100,465,305.70**

Public Facilities Fees
Open Projects Summary By Fee
As of March 31, 2025

Fee & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 3/31/2025	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	$ 53,587.58	$ 53,587.58	$ -
2409-Admin Fees	53,587.58	53,587.58	-
Administrative Fees - City	12,806.80	12,806.80	-
Administrative Fees - County	40,780.78	40,780.78	-
Project	153,398,311.90	52,933,006.20	100,465,305.70
2400-Regional Transportation Impact Fee	139,072,302.05	43,975,023.36	95,097,278.69
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	28,816,279.79	87,430,696.21
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	520,002.37	94,813.66
RTIF McHenry Widening Project #9616	4,638,098.16	3,699,258.40	938,839.76
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,736,649.89	263,350.11
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	4,530,421.05	1,369,578.95
2402-Detention	6,445,720.00	6,445,720.00	-
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
Ray Simon Training Center Classroom Project	1,000,000.00	1,000,000.00	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.33	996,781.32	3,000,001.01
2405-Regional Parks	182,296.00	182,296.00	-
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	-
2408-Other Facilities	2,428,958.00	96,732.00	2,332,226.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	96,732.00	32,244.00
2409-Admin Fees	99,740.00	91,100.00	8,640.00
Accela, Inc. Cloud Permitting Software	87,600.00	87,600.00	-
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2410-Sheriff	265,230.00	265,230.00	-
Ray Simon Training Center Classroom Project	265,230.00	265,230.00	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
Bonita Pool Project	512,400.00	512,400.00	-
2414 - Animal Services	10,200.00	-	10,200.00
Two Hybrid Vehicles	10,200.00	-	10,200.00
6400-Regional Transportation Impact Fee	308,615.74	308,615.74	-
RTIF McHenry Widening Project #9616	308,615.74	308,615.74	-
6401-City/County Roads	4,727.10	4,727.10	-
RTIF McHenry Widening Project #9616	4,727.10	4,727.10	-
6404 - Library	3,218.68	3,218.68	-
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	-
6405-Parks	276.00	276.00	-
Frank Raines Off Highway Vehicle Park	276.00	276.00	-
6408-Other Facilities	17,127.00	12,846.00	4,281.00
Nearmap Aerial Photography/GIS	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Nearmap Aerial Photography/GIS	50,719.00	38,040.00	12,679.00
Grand Total	**$ 153,451,899.48**	**$ 52,986,593.78**	**$ 100,465,305.70**

Public Facilities Fees
Open Project List
As of March 31, 2025

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Open PFF Project Withdrawals as of 3/31/2025	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fee # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	4,638,098.16	3,699,258.40	938,839.76	2400-Regional Transportation Impact Fee	Project
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	308,615.74	308,615.74	-	6400-Regional Transportation Impact Fee	Project
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-	4,727.10	4,727.10	-	6401-City/County Roads	Project
PW	SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	None	2023-0164	5,000,000.00	-	5,000,000.00	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2018-0193	5,900,000.00	4,530,421.05	1,369,578.95	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0247	5,000,000.00	4,736,649.89	263,350.11	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	1,672,411.86	1,672,411.86	-	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708, 2023-0165, 2023-0465, 2023-0466, 2024-0230	116,246,976.00	28,816,279.79	87,430,696.21	2400-Regional Transportation Impact Fee	Project
PW	McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	2020-0438	614,816.03	520,002.37	94,813.66	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.33	996,781.32	3,000,001.01	2404 - Library	Project
AS	Two Hybrid Vehicles	2/16/2023		10,200.00	-	10,200.00	2414 - Animal Services	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,218.68	3,218.68	-	6404 - Library	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	-	2,299,982.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	128,976.00	96,732.00	32,244.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,127.00	12,846.00	4,281.00	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.00	38,040.00	12,679.00	6413-Unicorp-Other Facility	Project
CEO	Inflationary Study Update	10/20/2022	2022-0635	12,140.00	3,500.00	8,640.00	2409-Admin Fees	Project
CEO,PL, AC,CC,PW,AC,GSA	Administrative Fees - County	N/A	N/A	40,780.78	40,780.78	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	12,806.80	12,806.80	-	2409-Admin Fees	Admin Fees
PL	Accela, Inc. Cloud Permitting Software	3/21/2024	2024-0359	87,600.00	87,600.00	-	2409-Admin Fees	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	182,296.00	182,296.00	-	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	276.00	276.00	-	6405-Parks	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	1,000,000.00	1,000,000.00	-	2402-Detention	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	265,230.00	265,230.00	-	2410-Sheriff	Project
GSA	MHU Medical and Administration Space Project	9/19/2024	2024-0618	1,485,000.00	1,485,000.00	-	2402-Detention	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	3,960,720.00	3,960,720.00	-	2402-Detention	Project
GSA	Bonita Pool Project	11/21/2024	2025-0059	512,400.00	512,400.00	-	2413-Neighborhood Parks	Project
Total				153,451,899.48	52,986,593.78	100,465,305.70		

Public Facilities Fees
Projects Closed
For the Nine Months Ended March 31, 2025

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Date of Final Draw	Date Closed	PFF Amount Approved	PFF Amount Withdrawn	Unexpended PFF Balance of Closed Projects	PFF Oracle Fund # (for Transfer Out)	Confirmed by
PKS	Burbank-Paradise Park Project	3/16/2023	2023-0160	6/13/2023	11/15/2024	138,785.00	138,785.00	-	2135	Vinal Chand
GSA	HSA Administration and Public Health Faciltity	10/18/2018	2020-0121, 2025-0045	N/A	1/28/2025	5,668,000.00	-	5,668,000.00	2406,6406,6407	Andy Johnson