STANISLAUS COUNTY PLANNING COMMISSION

August 15, 2024

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2023-0080
WESTSIDE NURSERY

REQUEST: TO ESTABLISH A WHOLESALE NURSERY AND LANDSCAPE CONTRACTING FACILITY ON A 40.76± ACRE PARCEL IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Armando Garcia, Amarak Farms, LLC
Property owner:	Amarak Farms, LLC (Armando P. Garcia Sr., Maria Guadalupe Garcia, Armando Garcia Jr., Rolando Garcia, Karina Castaneda, Jose A. Garcia)
Agent:	Elwyn Heinen, Advanced Design Group, Inc.
Location:	Northwest corner of River and Villa Manucha Roads, west of the San Joaquin River, in the Newman area.
Section, Township, Range:	29-6-9
Supervisorial District:	Supervisor C. Condit (District 5)
Assessor's Parcel:	049-018-006
Referrals:	See Exhibit H Environmental Review Referrals
Area of Parcel(s):	40.76± acres
Water Supply:	Private well
Sewage Disposal:	Private Septic System
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-40)
Sphere of Influence:	N/A
Williamson Act Contract No.:	1971-95
Environmental Review:	Negative Declaration
Present Land Use:	Irrigated almond orchard
Surrounding Land Use:	Irrigated row crops and orchards, confined animal agriculture, and scattered single-family dwellings and accessory structures to the north, west, and south; the San Joaquin River and Merced County to the east; Highway 5 to the west; the City of Newman to the south.

RECOMMENDATION

If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval.

PROJECT DESCRIPTION

Westside Landscape and Concrete is an existing landscape contracting business that also operates a retail garden center at 27107 Highway 33, in the Newman area. This is a request to establish a new wholesale nursery and landscape contracting facility for Westside Landscape and Concrete on an 8.78± acre portion (the project site) of a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. The project proposes to utilize 5.48± acres of the project site for the growing of nursery stock consisting of ornamental trees and shrubs to be grown in pots. The applicant proposes to construct 36,725 square feet of structures consisting of: a 2,475± square-foot office; a 10,850± square-foot maintenance building; a 1,000± square-foot mobile home for watchman's living quarters; and two 11,200± square-foot storage buildings on the remaining 3.3± acres of the project site.

The proposed office floorplan will consist of five offices, a conference room, two restrooms, storage, a copier room, and a breakroom. The storage buildings are proposed to be utilized for the storage of soils, fertilizers, tree stakes, irrigation parts, and sprays. The proposed maintenance building will be used as an employee breakroom, equipment storage, and repair facility for Westside Nursery's equipment.

Approximately 1.1± acres of the project site will be paved and developed with 25 parking stalls and 20 above ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and a 2.2± acre graveled area will be used to store up to 10 work trucks with trailers, and 10 pieces of heavy equipment (trenchers, skid steers, and mini-excavators). The entire project site will be enclosed within a six-foot-tall chain-link fence with barbed wire treatments. The project proposes to develop in two phases, with Phase 1 consisting of developing and planting the following improvements within a 6.03± acre fenced area beginning by 2025:

- 2.33± acres of nursery planting
- 1,000± square-foot watchman's living quarters
- 2,475± square-foot office
- 10,850± square-foot maintenance building
- 18 parking stalls

The second phase of development would consist of expanding the fenced project area by 2.75± acres to the 8.78± total acres, the development of the following:

- 2.5± acres of nursery planting
- Two 11,200 square-foot storage buildings
- Outdoor concrete containment bunker storage
- Seven additional parking stalls

Construction of the storage facilities are proposed to begin in 2033. Additionally, the applicant anticipates developing a single-family dwelling, unrelated to the proposed operation, outside of the 8.78± acre project site. The balance of the parcel, approximately 31 acres, will remain planted in almond orchard.

The project proposes to operate on a single-shift Monday through Sunday, 5:30 a.m. to 7:00 p.m., with a maximum of 15 employees per day. On-site staff will be comprised of six administrative personnel, two nursery personnel, and seven landscape/maintenance employees. The proposed project will generate a total of eight truck trips (consisting of two deliveries and six supply pick-ups), and a maximum total of 44 vehicle trips per-day (consisting of two customer trips, 36 employee trips, and six non-heavy truck supply trips). Customer trips will consist exclusively of visits to review design work and pay invoices. The facility will not be open to the public nor will retail or wholesale sales occur on-site. While the landscape contracting business provides hardscape services including concrete work, no storage or mixing of cement is proposed to take place on the project site. The landscape contracting portion of the business' client base is comprised of 40% residential clients, 20% agricultural clients, and 40% commercial clients. Services provided to agricultural clients include orchard tree planting and maintenance, with orchard trees provided by a third-party nursery.

Access is proposed to be taken off County-maintained Villa Manucha Road via a paved driveway. No monument signage or freestanding lighting is proposed; however, building-mounted lighting will be used within the developed portion of the site, up to 21-feet tall. The facility will be served by a private septic system and domestic well.

The existing Westside Landscape and Concrete facility on Highway 33 was established under a County-issued use permit (Use Permit No. PLN2014-0060) allowing for the operation of a landscaping supply and retail nursery in the A-2 zoning district; however, the Highway 33 facility was subject to different provisions and associated findings required for approval of the use as it was a change in legal non-conforming (LNC) use of the property and not a new use. This request is proposing to shift the landscape contracting portion of the business from the Highway 33 facility to the proposed project site due to having outgrown the existing facility.

SITE DESCRIPTION

The 8.78± acre project site is a portion of a 40.76± acre parcel located at the northwest corner of River and Villa Manucha Roads, west of the San Joaquin River, in the Newman area (see Exhibit B – *Maps, Site Plan, and Elevations*). The parcel is improved with an irrigated almond orchard enrolled under Williamson Act Contract No. 1971-95.

The parcel is surrounded by irrigated row crops and orchards, confined animal agriculture, and scattered single-family dwellings and accessory structures to the north, west, and south, the San Joaquin River and Merced County to the east, Highway 5 to the west, and the City of Newman to the south.

ISSUES

The Stanislaus County zoning ordinance recognizes wholesale nurseries as uses Tier One uses requiring a use permit in the General Agriculture (A-2) zoning district; however, in response to

changes in state law, a use permit is not required for the establishment and operation a wholesale nursery in the A-2 zoning district. As provided by Section 21.20.030(A)(1) of the Stanislaus County Zoning Ordinance, landscape contracting businesses may be permitted on an A-2 zoned parcel when conducted in conjunction with a wholesale nursery provided a Tier One use permit is obtained. While not defined by the County's Zoning Ordinance, landscape contracting services generally include a variety of services, such as landscape design, installation, and maintenance of residential and commercial landscaping and irrigation as well as bulk storage of mulch and bark for on-site and off-site use.

Although landscape contracting businesses are not directly agricultural in nature, the A-2 zoning district recognizes the relationship between the growing of plants at a nursery location and the need to install and maintain those plants off-site. In evaluating a request to establish a landscape contracting business as part of a wholesale nursery operation in the A-2 zoning district, it is staff's position that the landscape contracting activities should be incidental and accessory to the nurseries plant production. However, neither the County's General Plan or Zoning Ordinance identify any specifications, thresholds or operational parameters for either the wholesale nursery or landscape contracting business when operated in conjunction with each other and, as such, each proposed use must be individually assessed.

Given the nature of the proposed uses, staff believes the County's Zoning Ordinance provides flexibility to allow the Planning Commission to determine whether the landscape contracting business is accessory to the nursery use; however, staff does have concerns and is seeking guidance from the Planning Commission rather than recommending approval or denial of this request. In this case, factors to consider in determining if the landscape nursery component is the primary use are the size of area dedicated to nursery areas versus landscape contracting facilities and number of employees dedicated to nursery activities versus landscape contracting services. In looking at development footprint alone, 4.58± acres of the 8.78± acre project site is dedicated to wholesale nursery; however, only two of the 15 on-site employees will maintain the nursery stock, and, based on the overall proposed building footprint, it is arguable that the overall character of the project has an appearance that is more oriented towards the landscape contracting and administrative component of the business.

This project was originally scheduled to be heard by the Planning Commission on August 1, 2024; however, on July 24, 2024 the applicant submitted additional project information for staff's consideration necessitating a continuance of the item to the August 15th meeting to allow additional time for review. The submitted information included a revised site plan showing the proposed first phase of development, and a revised project description clarifying the purpose of the proposed project (see Exhibit B-8 – *Maps, Site Plans, and Elevations*). Per the Phase 1 site plan, the applicant proposes to initially develop 2.33± acres of nursery, the maintenance building, and office building, and watchman's quarters within 6.03± acres of the 8.78± acre project site, with deferral of construction of development of the two proposed 11,200 square-foot storage buildings, development of the concrete containment bunker storage, 7 of the 25 parking stalls, and the remaining 2.5± acres of nursery planting. At the time the second phase of site development occurs, the fenced enclosure will be expanded by a 2.75± acre area to the east.

In an effort to demonstrate that the wholesale nursery component is "primary" with the facilities which support landscape contracting services as "accessory and incidental to" to the wholesale nursery, the applicant has also clarified their project description to identify that wholesale of plants

is presently 25% of the businesses' overall operations, and that the purpose of the subject project is to provide the space to grow the wholesale nursery component to comprise 75% of the company's operations (see Exhibit E– *Applicant's Project Description*). It is Planning staff's opinion that this new information does not materially change the nature of the proposed use under consideration. The issue concerning whether the wholesale nursery is primary and the landscape contracting activities is incidental and accessory is related to the nature of the proposed on-site operations and development, and not how the business, including both on-site and off-site activities overall, is characterized. Specifically, staff's concerns relate to entitling an undeveloped site with a Tier One use permit to allow a potentially non-agricultural use to be developed, and a concern over the on-site use itself becoming more characteristic of a commercial use that would be more appropriately sited on a non-agriculturally zoned, non-Williamson Act contracted parcel.

In an effort to address concerns, staff has added Condition of Approval No. 12 requiring Phase 1's 2.33± acres of nursery plants to be in production prior to issuance of a building permit for the proposed office, or prior to final of the proposed maintenance building, and the remaining 2.5± acres of nursery plants to be in production prior to issuance of a building permit for either storage building.

Furthermore, there is concern that, if the Planning Commission determines that the proposed wholesale nursery portion of the business is the primary use and agrees that this is a requirement to qualify as a Tier One use within the General Agriculture zoning district, that future growth of the business could exceed a scale that is reasonable for location within the agricultural area as opposed to areas zoned for commercial or industrial usage. In an effort to address this concern, staff has added Condition of Approval No. 15 which specifies that any future expansion of the use which may be permitted with a staff approval permit, include a proportional increase to the on-site nursery activities. A detailed discussion on the required findings for approval of this request is provided in the *Zoning Ordinance Consistency* section of this report. As the property is enrolled under the Williamson Act, specific Williamson Act findings are required for approval of this request. It is ultimately up to the Planning Commission to determine if the project qualifies as a Tier One use and meets the Principles of Compatibility required for approval of a use on Williamson Act contracted lands.

In response to the landowner noticing associated with the project's Initial Study referral, five letters of opposition were received for the project (see Exhibit D – *Letters of Opposition*). One letter, dated June 18, 2024 from Linda Scheller, opposed the project due to traffic concerns related to existing issues with traffic accidents and speeding issues at the intersection of River Road and Villa Manucha, and requested a traffic light be installed. Four individual comment letters, dated July 3, 2024, were received from Anthony and Cherie Souza, who own multiple parcels south of the project site on Villa Manucha and River Roads. Their comment letters contained similar content, indicating opposition to the project on the basis that the project area is "not a retail area," implying the proposed use will have retail users. In this case, the on-site nursery stock is for wholesale use exclusively, and all materials and equipment stored on-site is for use by Westside Landscape and Concrete as part of their landscape contracting operations. Conditions of Approval Nos. 13 and 14 have been added to reflect that there shall be no retail sales on-site, and that the landscape contracting activities on-site shall only operate in conjunction with an on-site wholesale nursery.

GENERAL PLAN CONSISTENCY

The site is currently designated Agriculture in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned with 40- to 160-acre minimum parcel sizes. This designation establishes agriculture as the primary use, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use.

Goal One, Objective 1.2 of the General Plan's Agricultural Element encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier One uses include agriculture-related commercial and industrial uses, such as nut hulling and drying, warehouses for storage of grain and other farm produce, wholesale nurseries and landscape contractors when conducted in conjunction with a wholesale nursery.
Policy 1.4 of the Agricultural Element states:

> *"Limited visitor-serving commercial uses shall be permissible in agricultural areas if they promote agriculture and are secondary and incidental to the area's agricultural production."*

An assessment of the proposed use's compliance with the findings required for approval of a wholesale nursery and landscape contracting business is provided in the *Zoning Ordinance Consistency* section of this report.

The General Plan's Agricultural Element Agricultural Buffer Guidelines require all new or expanding uses approved by discretionary permit in the A-2 zoning district or on a parcel adjoining the A-2 zoning district to incorporate a minimum 150-foot-wide buffer setback, or 300-foot-wide buffer setback for people-intensive outdoor uses, to physically avoid conflict between agricultural and non-agricultural uses. The guidelines also call for the use a six-foot-high fence of uniform construction along the perimeter of the developed area to prevent trespassing onto adjacent agricultural lands except where the proposed use does not directly establish the potential for increased trespassing onto adjacent agricultural lands. Low people-intensive Tier One and Tier Two uses which do not serve the general public shall not be subject to compliance with these guidelines. While staff believe the use to be a low-people intensive use that would not be subject to compliance with this guidelines, as designed, the proposed use meets both the setback and fencing requirements.

As discussed in the *Issues* section of this report, staff believes that the proposed use can be found to be consistent with the General Plan if the Planning Commission can make the necessary findings; specifically, with regards to the nursery being the primary use on-site.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned General Agriculture (A-2-40). In accordance with Section 21.20.030(A) of the Stanislaus County Zoning Ordinance, Tier One uses, including agriculture-related uses such as wholesale nurseries and landscape contractors when conducted in conjunction with a

wholesale nursery, may be allowed by use permit when the Planning Commission makes the following finding:

- The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.

Based on the setbacks and fencing incorporated into the project, it does not appear that the establishment as proposed will be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; however, there is a question of whether the use as proposed qualifies under the provisions of the A-2 Ordinance as a Tier One use. In accordance with state law, wholesale nurseries, whether it is greenhouse or field production, are considered production agriculture and are permitted as a by-right use without land use entitlements in the General Agriculture (A-2) zoning district. Further, Section 21.20.030(A) recognizes landscape contracting businesses as Tier One uses when operated in conjunction with a wholesale nursery. As discussed in the *Issues* section of this report, while the Zoning Ordinance does not specify what metrics or parameters qualifies a landscape contractor as operating in conjunction with a wholesale nursery, it is staff's position that the use must be incidental and accessory to the wholesale nursery in an effort to maintain the intent of the A-2 zoning district, which is to support and enhance agriculture as the predominant land use. Whether the proposed project's landscape contracting business is considered incidental and accessory to the wholesale nursery, and therefore suitable in staff's eyes to locate within the A-2 zone is less clear. Based on the lack of specifications provided in the code with respect to the proposed use, staff is seeking guidance from the Planning Commission rather than providing a recommendation of approval or denial of this request.

The project site is enrolled under Williamson Act Contract No. 1971-95. County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall be consistent with the following principles of compatibility:

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.

2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Within the A-2 zoning district, pursuant to Section 21.20.045(B)(3), the County has determined that unless the Planning Commission and/or Board of Supervisors make a finding to the contrary, Tier One uses shall be determined to be consistent with the principles of compatibility. As

designed, the request is not expected to significantly compromise the long-term productive agricultural capability of the subject contracted parcel or other contracted parcels in the A-2 zoning district. While the project will displace 8.5± acres of the existing almond orchard, 4.5± acres will be replaced with another form of production agriculture. If the Planning Commission makes the findings that the landscape contracting portion of the proposed use is incidental and accessory to the wholesale nursery, then the project can be found to be compatible as it would relate directly to the production of commercial agricultural products on the subject contracted parcel. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. During project review, this application was referred to the Department of Conservation (DOC) for review and input and no response has been received to date.

In addition to the findings outlined above, the following finding is required for approval of any use permit:

- The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

While staff believes the establishment may be operated in a manner that is not detrimental to or in conflict with agricultural use of other property in the vicinity, nor be detrimental to the health, safety, property or improvements and the general welfare of persons within the surrounding area of use and the County as a whole, there is concern with the appropriateness of locating the landscape contracting business in the A-2 zoning district. If the Planning Commission determines that the landscape contract business qualifies as a Tier One use, with the use operating in conjunction with the wholesale nursery use, then staff believes it can be found to meet all of the required findings.

ENVIRONMENTAL REVIEW

An environmental assessment for the project has been prepared in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA, an Initial Study was prepared, and the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit F – *Initial Study, with Attachments* and Exhibit H – *Environmental Review Referrals*).

A comment was received from the San Joaquin Valley Air Pollution Control District (Air District) in response to the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the Air District's annual emissions significant thresholds, but also requested that emissions generated by the proposed project be further studied via a California Emission Estimator Model (CalEEMod) analysis and Health Risk Assessment (HRA) to evaluate the project's health-related impacts. Additionally, the Air District requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per day.

A Health Risk Assessment (HRA) was performed by BaseCamp Environmental, Inc. to study health-related impacts of the proposed project. Emissions were examined specifically for operations comprised of truck transportation of raw materials into the facility and finished products out of the facility. The results of the HRA indicated the project's cancer risk and chronic risk would be less than significant (see Attachment I of Exhibit F – *Initial Study, with Attachments*). Additionally, the results did not exceed 100 pounds per day and accordingly, an AAQA was not required. The Air District reviewed the analysis and provided a response in agreement with its findings.

A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit G – *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C – *Conditions of Approval*).

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Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **$2,973.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk-Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Kristen Anaya, Associate Planner, (209) 525-6330

Attachments:

Exhibit A - Findings and Actions Required for Project Approval
Exhibit B - Maps, Site Plan, and Elevations
Exhibit C - Conditions of Approval
Exhibit D - Letters of Opposition
Exhibit E - Applicant's Project Description, dated July 24, 2024
Exhibit F - Initial Study, with Attachments
Exhibit G - Negative Declaration
Exhibit H - Environmental Review Referrals
Exhibit I - Levine Act Disclosure Statement

Findings and Actions Required for Project Approval

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.

2. Find that:

    a. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;

    b. The establishment, maintenance and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county;

    c. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district;

    d. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping;

    e. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use; and

    f. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.

3. Approve Use Permit Application No. PLN2023-0080 – *Westside Nursery*, subject to the attached Conditions of Approval.

WESTSIDE NURSERY

UP
PLN2023-0080

AREA MAP

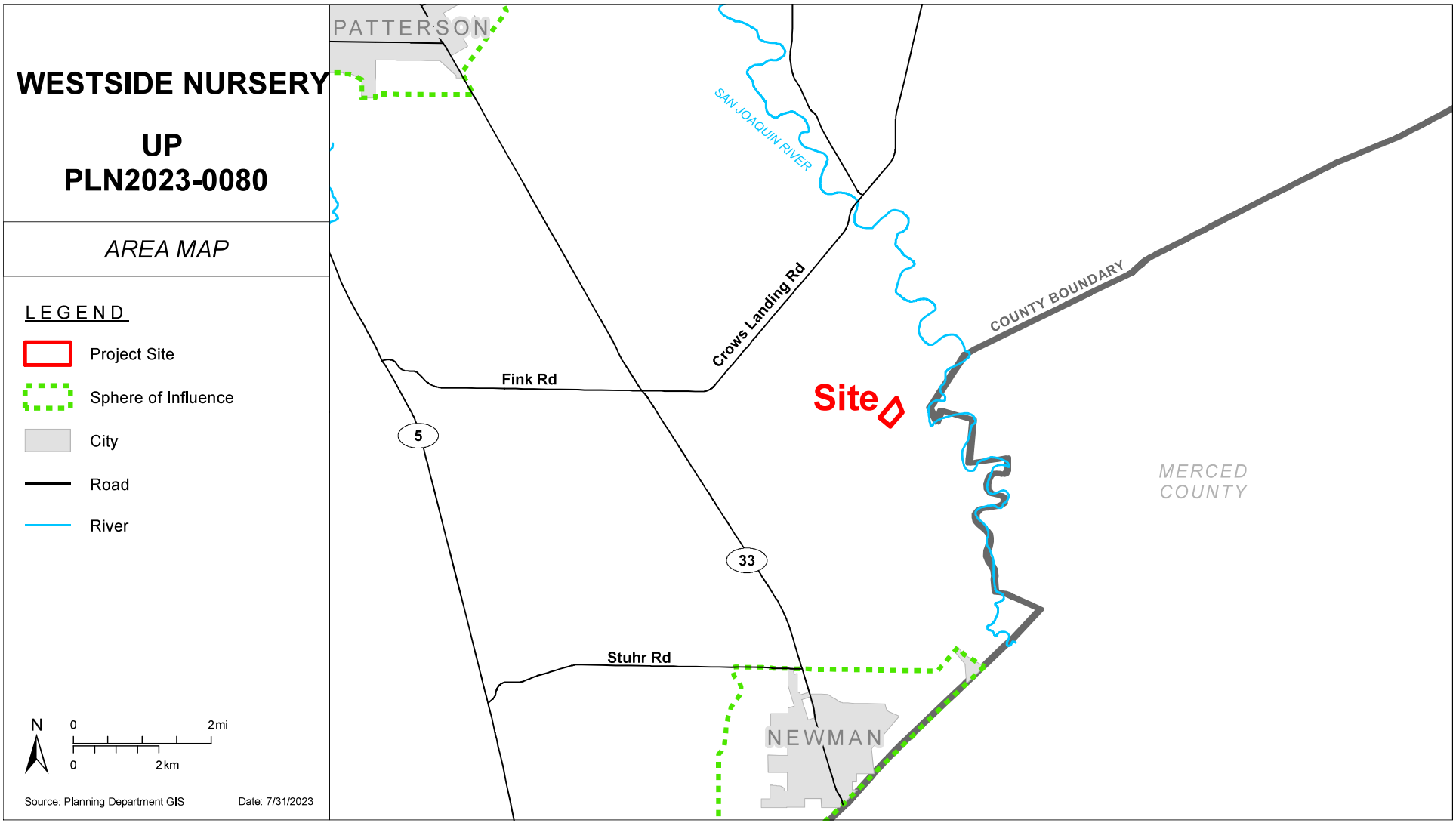

EXHIBIT B

WESTSIDE NURSERY

UP PLN2023-0080

GENERAL PLAN MAP

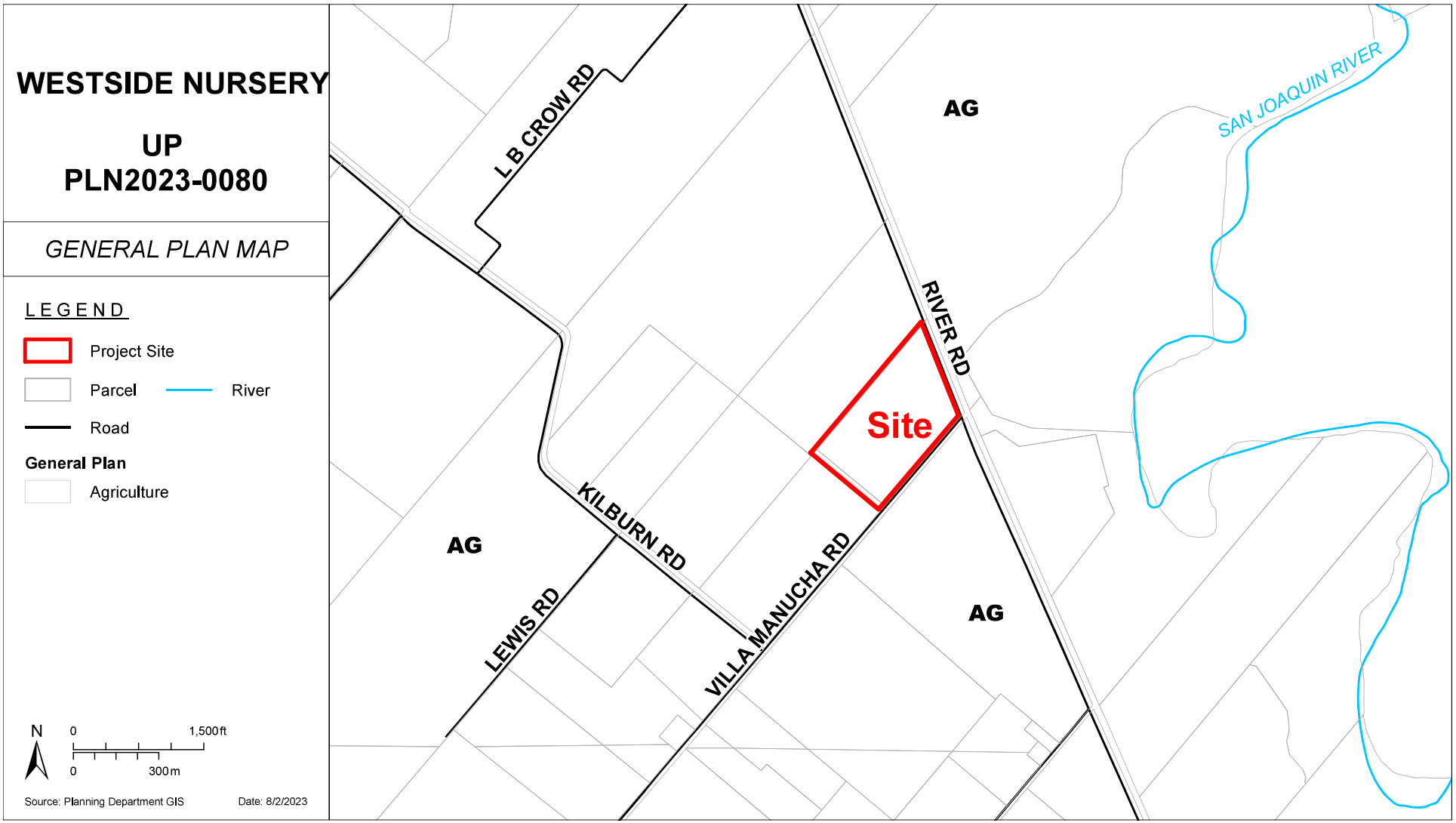

EXHIBIT B-1

WESTSIDE NURSERY

UP PLN2023-0080

ZONING MAP

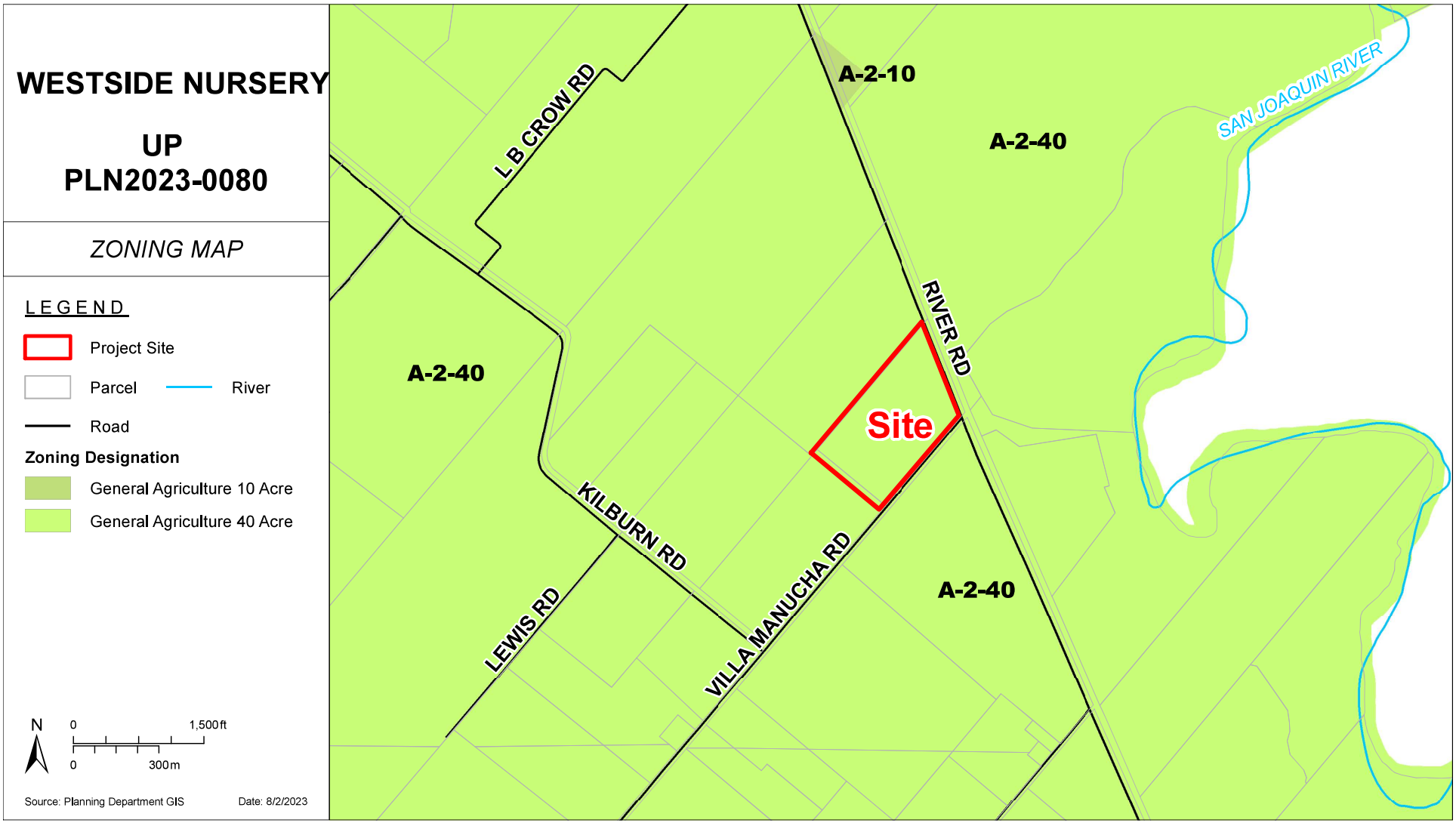

EXHIBIT B-2

WESTSIDE NURSERY

UP
PLN2023-0080

2023 AERIAL AREA MAP

LEGEND

- Project Site
- Road
- River

N

0 1,500ft

0 300m

Source: Planning Department GIS

Date: 7/31/2023

EXHIBIT B-3

WESTSIDE NURSERY

UP PLN2023-0080

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Road
- Canal

N

0 400ft

0 100m

Source: Planning Department GIS

Date: 7/31/2023

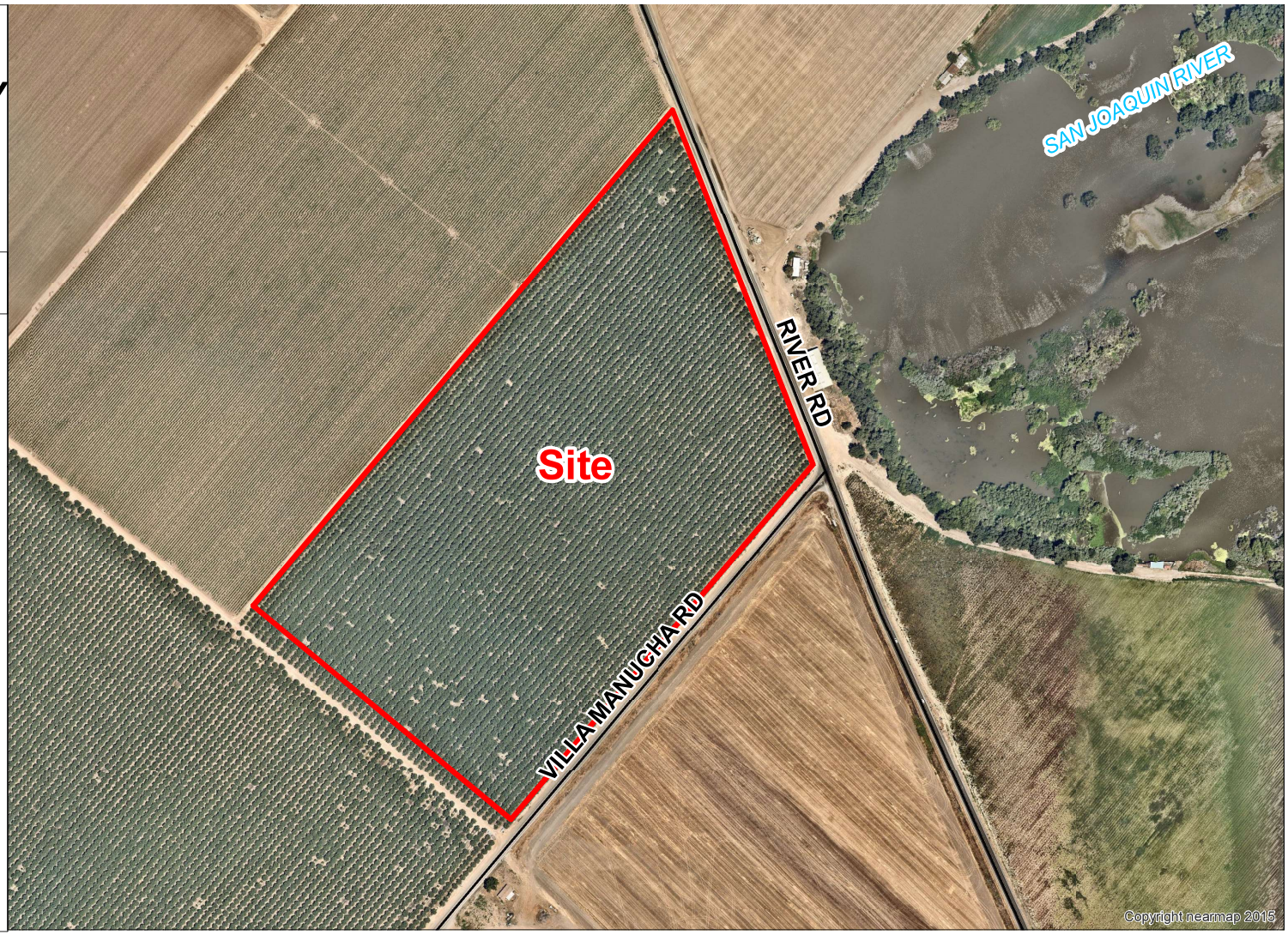

EXHIBIT B-4

WESTSIDE NURSERY

UP PLN2023-0080

ACREAGE MAP

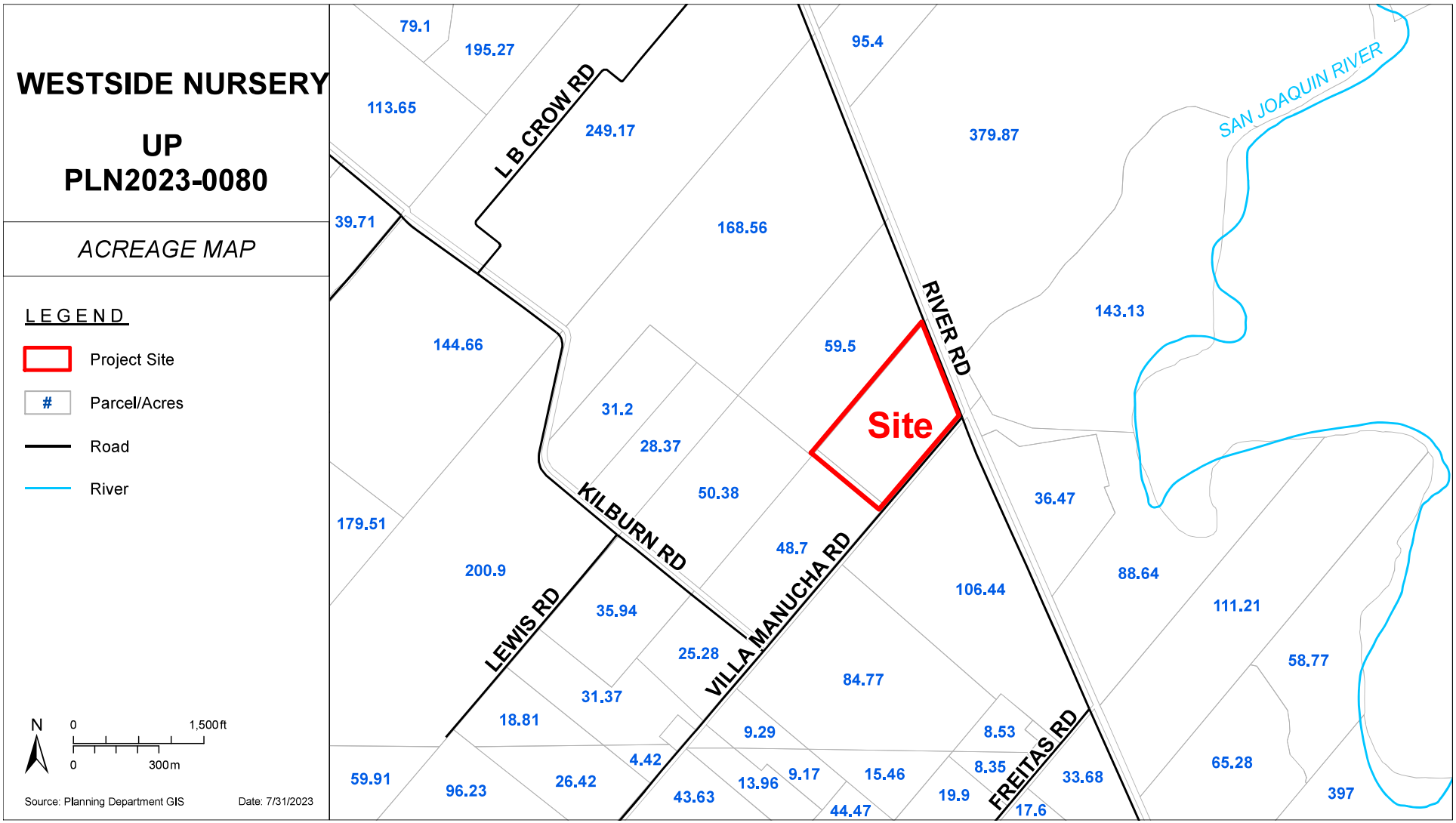

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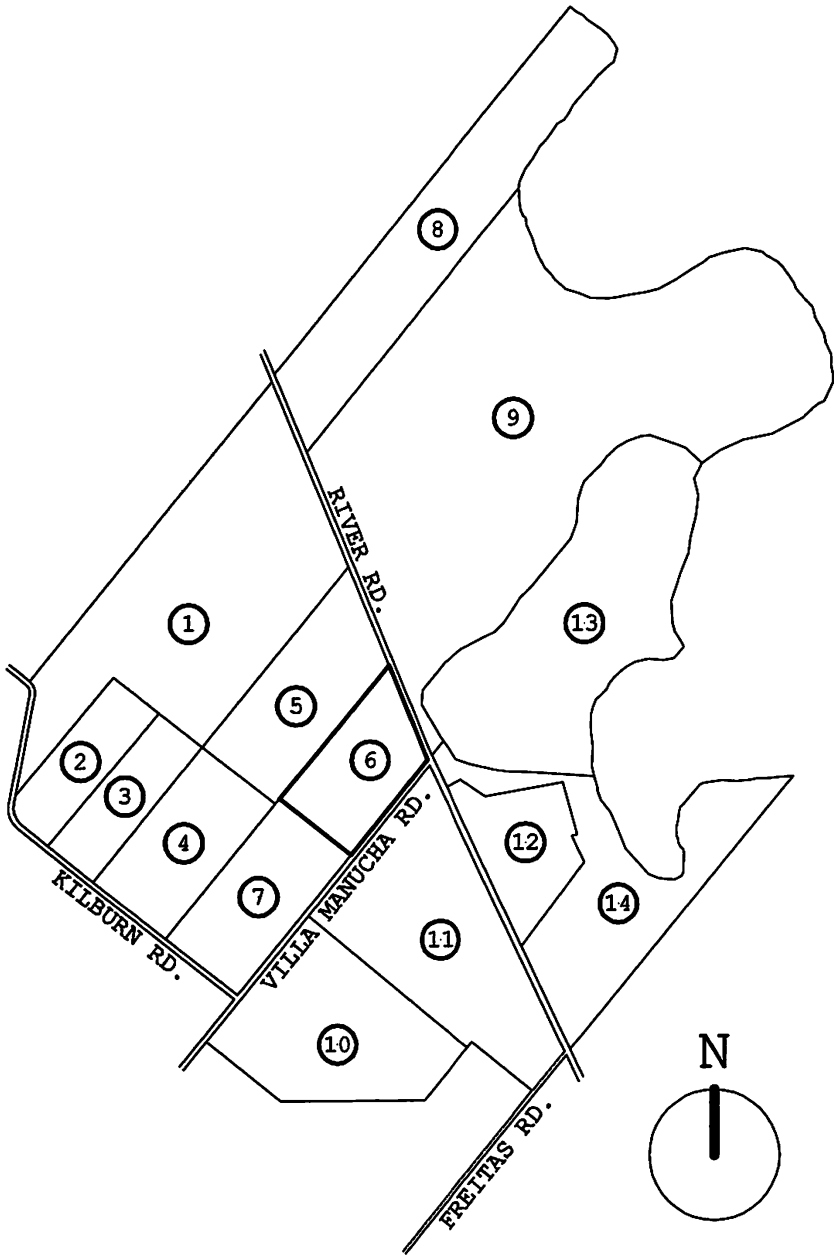
EXHIBIT B-5



LEGEND

1. 049-018-001 ---- IRRIGATED OPEN LAND.
2. 049-018-002 ---- IRRIGATED OPEN LAND / RESIDENCES.
3. 049-018-003 ---- IRRIGATED OPEN LAND.
4. 049-018-004 ---- ORCHARD / RESIDENCE.
5. 049-018-005 ---- IRRIGATED OPEN LAND.
6. 049-018-006 ---- ORCHARD / PROPOSED WESTSIDE NURSERY / LANDSCAPE FACILITY.
7. 049-018-007 ---- ORCHARD.
8. 049-017-007 ---- IRRIGATED OPEN LAND.
9. 049-017-009 ---- DRY / IRRIGATED OPEN LAND.
10. 049-024-001 ---- IRRIGATED OPEN LAND / RESIDENCE.
11. 049-024-002 ---- DAIRY / RESIDENCE / AGRICULTURE LAND.
12. 049-025-006 ---- IRRIGATED OPEN LAND.
13. 049-025-007 ---- DRY OPEN LAND.
14. 049-025-008 ---- DRY / IRRIGATED OPEN LAND.

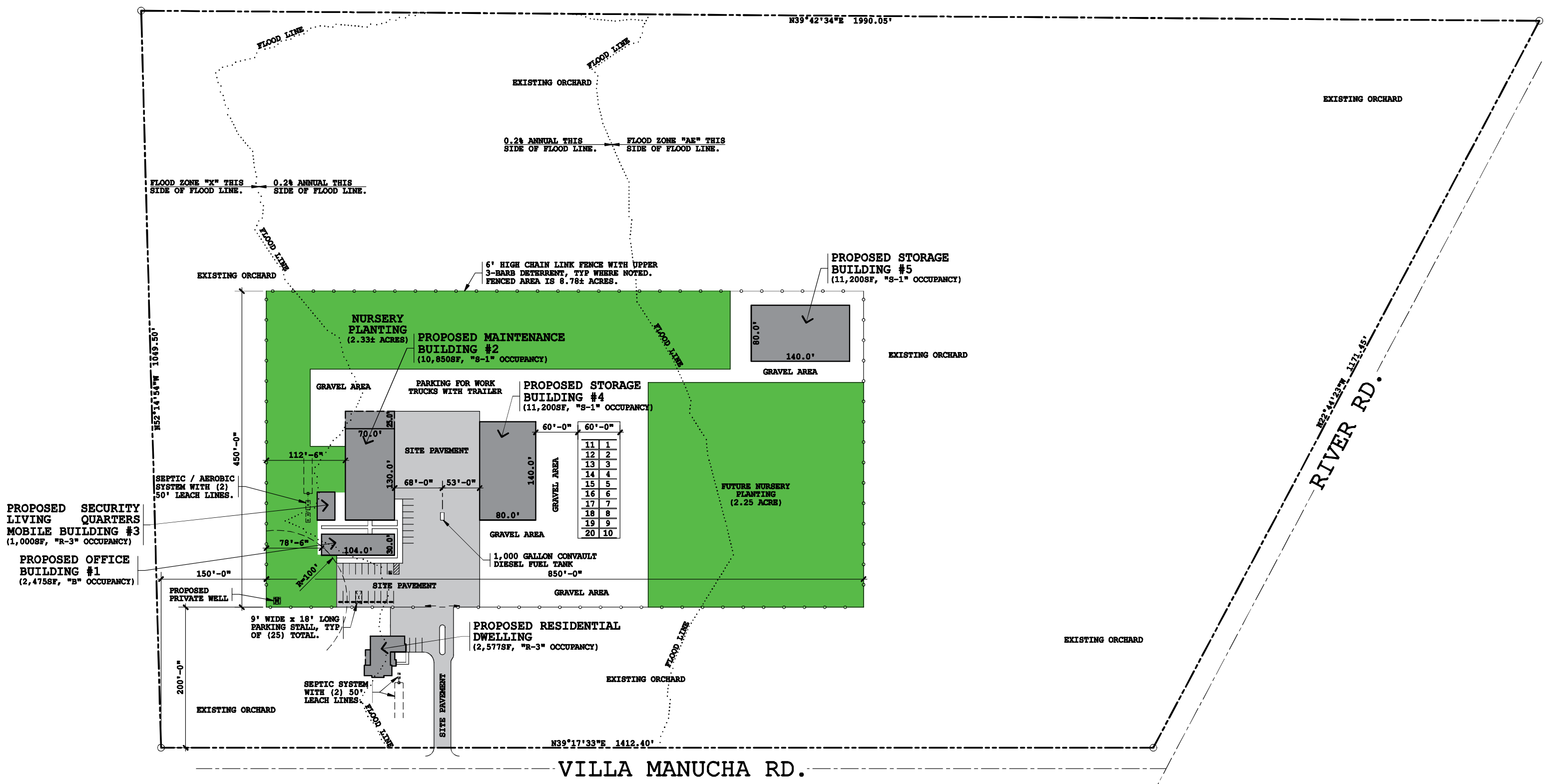
AREA MAP

SCALE: 1" = 2000.0'

DATE: 07/19/23

23021-XAM.PLT

EXHIBIT B-6



SITE PLAN

SCALE: 1" = 80.0'
APN: Bk 49, Pg 18, PARCEL 6
ACRES: 40.76

CONSTRUCTION SCHEDULE IS TO BE AS FOLLOWS;

RESIDENTIAL DWELLING;	2024.
OFFICE BUILDING #1;	2024.
MAINTENANCE BUILDING #2;	2024.
SECURITY LIVING QUARTERS MOBILE BUILDING #3;	2024.
STORAGE BUILDING #4;	2033.
STORAGE BUILDING #5;	2035.

THE PROPOSED LOT COVERAGE WITHIN THE NOTED 6' HIGH CHAIN LINK FENCE IS AS FOLLOWS;

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE	36,725 SF	9.60%
NURSERY COVERAGE	199,453 SF	52.15%
PAVEMENT COVERAGE	49,806 SF	13.02%
GRAVEL COVERAGE	96,516 SF	25.23%
TOTAL --(8.78± ACRES)--	382,500 SF	100.00%

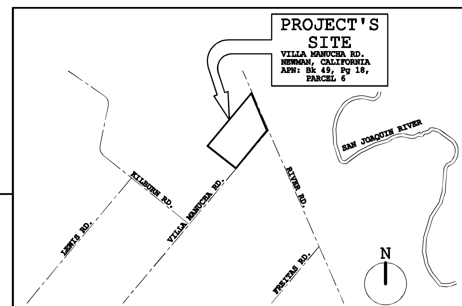
PARKING REQUIREMENTS FOR INDUSTRIAL / WAREHOUSE UTILIZATION PER THE STANISLAUS COUNTY'S ZONING ORDINANCE IS 1 CAR STALL PER EACH EMPLOYEE ON A MAXIMUM SHIFT PLUS (3) ADDITIONAL.

REQUIRED PARKING SPACES = 16EMPLOYESS + 3 = 19 SPACES

TOTAL PARKING SPACES PROVIDED;
1. STANDARD STALLS; ---------------------- 20
2. ACCESSIBLE STALLS; ------------------- 1
3. EV STALLS; ---------------------------- 4

TOTAL SPACES = 25

PARKING ANALYSIS



VICINITY MAP

advanced DESIGN GROUP, INC.

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

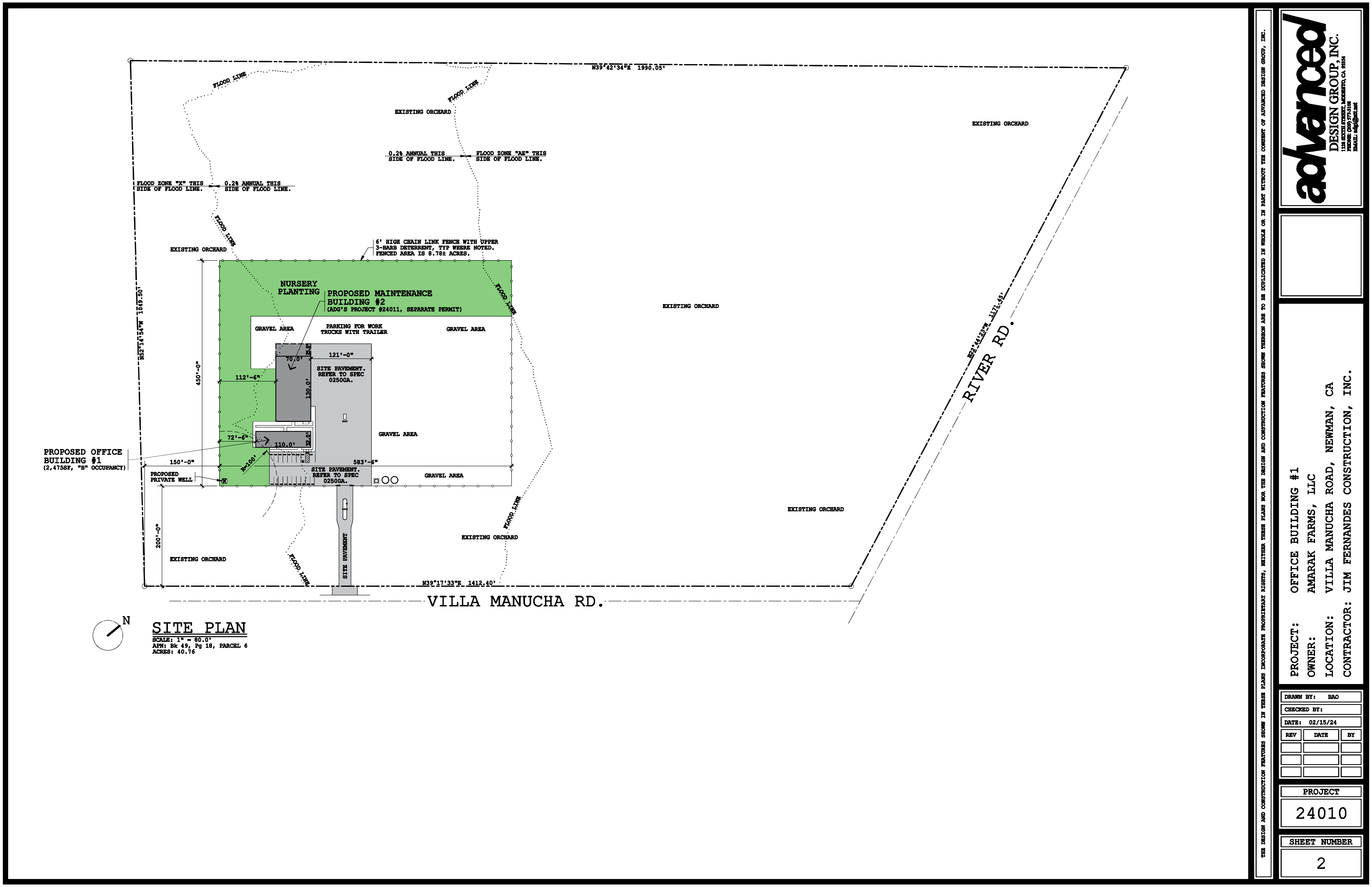
DRAWN BY: BAO		
CHECKED BY:		
DATE: 06/14/23		
REV	DATE	BY

PROJECT 23021

SHEET NUMBER UP1

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.

EXHIBIT B-7



NOTE; THIS DRAWING IS PRELIMINARY, NOT FOR CONSTRUCTION.

EXHIBIT B-8

ADVANCED DESIGN GROUP, INC.
1128 SIXTH STREET, MODESTO, CA 95354
PHONE: (209) 577-3108
EMAIL: adgi@att.net

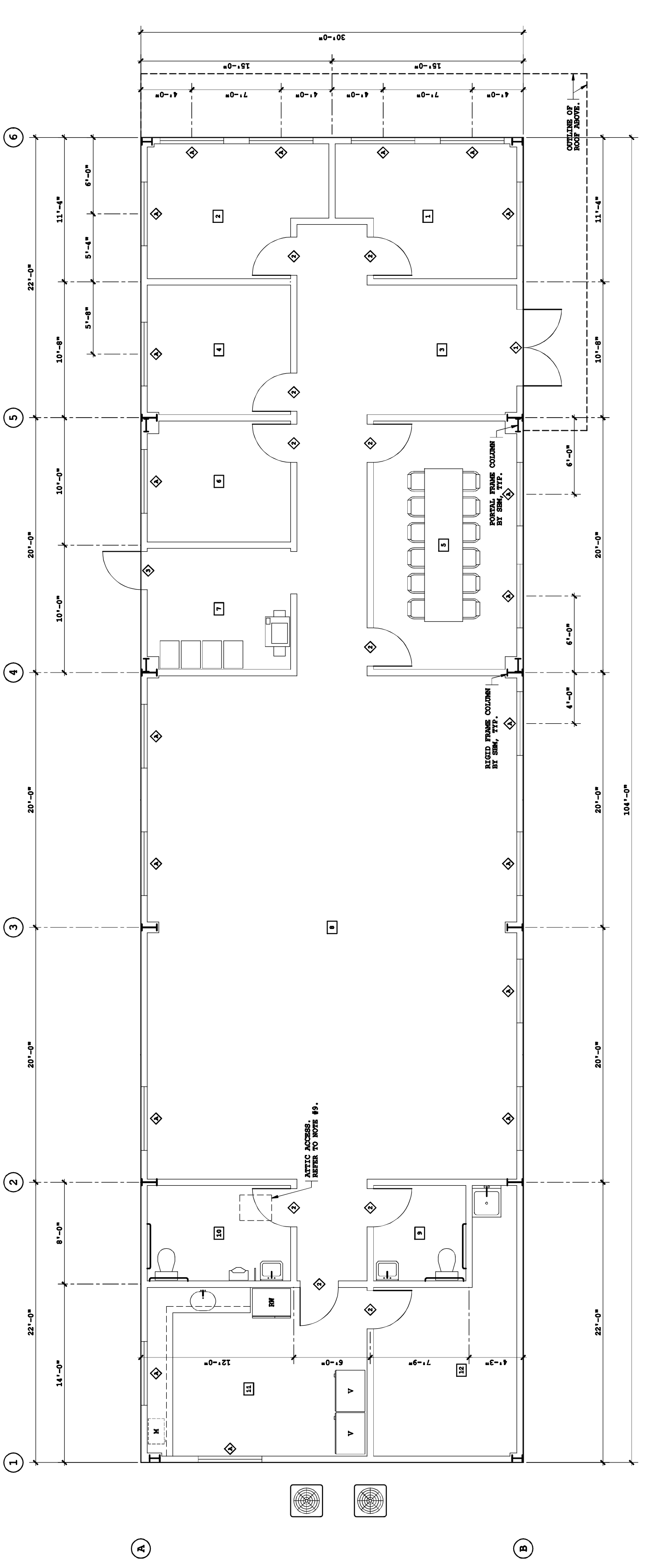
PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

DRAWN BY:	BAO
CHECKED BY:	
DATE:	08/23/23

REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP2



OFFICE BUILDING #1'S FLOOR PLAN

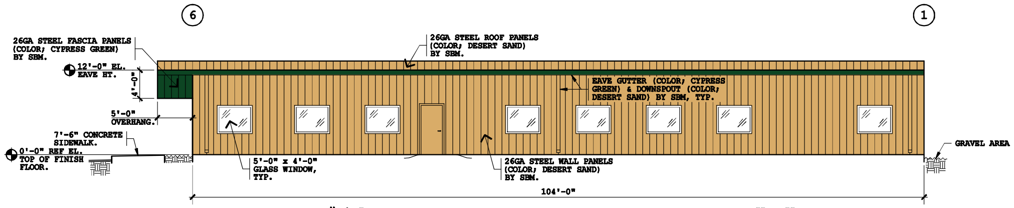
SCALE: 1/4" = 1'-0"

ROOM NO.	ROOM NAME
1	OFFICE
2	OFFICE
3	RECEPTION AREA
4	OFFICE
5	EMPLOYEES' CONFERENCE ROOM
6	OFFICE
7	SHIPPING ROOM
8	OPEN NURSERY / MAINTENANCE OFFICE AREA
9	WOMEN'S RESTROOM
10	MEN'S RESTROOM
11	EMPLOYEES' BREAKROOM
12	STORAGE ROOM

ROOM SCHEDULE

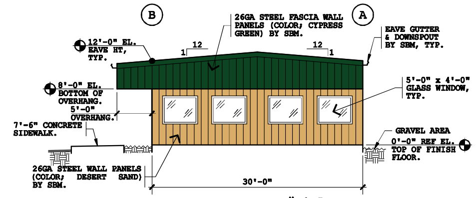
NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.

EXHIBIT B-9



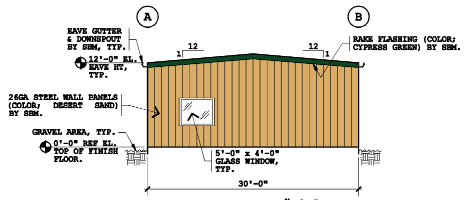
BUILDING #1'S NORTH ELEVATION AT LINE "A"

SCALE: 1/8" = 1'-0"



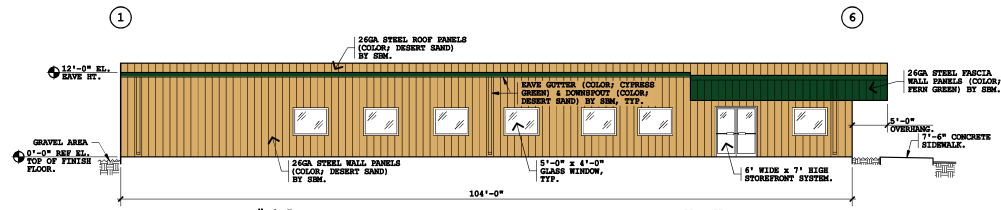
BUILDING #1'S EAST ELEVATION AT LINE 4

SCALE: 1/8" = 1'-0"



BUILDING #1'S WEST ELEVATION AT LINE 1

SCALE: 1/8" = 1'-0"



BUILDING #1'S SOUTH ELEVATION AT LINE "B"

SCALE: 1/8" = 1'-0"

advanced
DESIGN GROUP, INC.

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

DRAWN BY: BAO
CHECKED BY:
DATE: 06/14/23

REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP2a

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.

EXHIBIT B-10

NORTH REF.

BUILDING #2'S FLOOR PLAN

SCALE: 1/8" = 1'-0"

advanced DESIGN GROUP, INC.

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

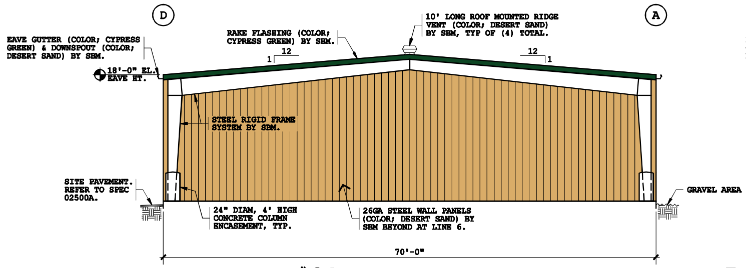
DRAWN BY: BAO		
CHECKED BY:		
DATE: 06/14/23		
REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP3

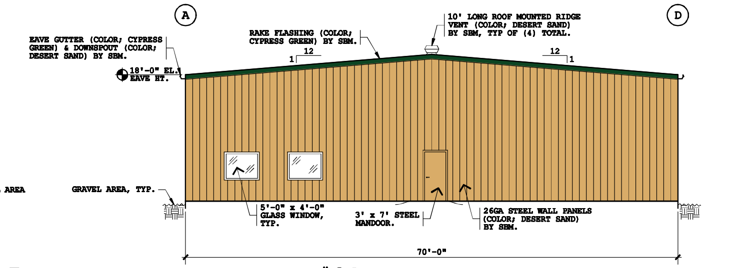
NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.

EXHIBIT B-11



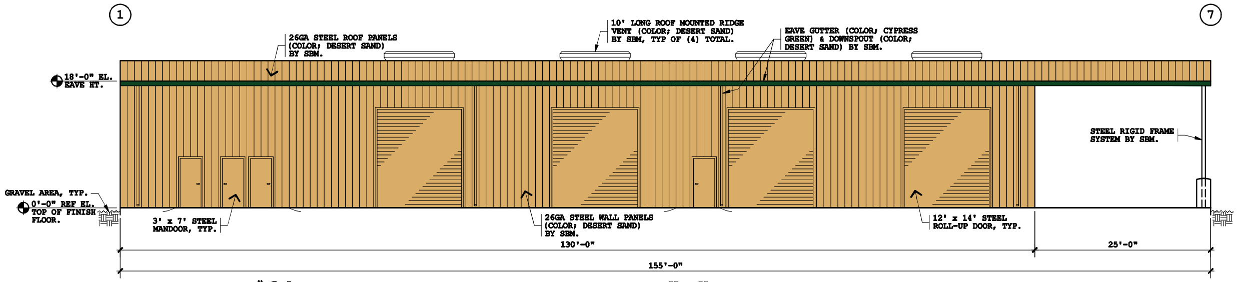
BUILDING #2'S NORTH ELEVATION AT LINE 7

SCALE: 1/8" = 1'-0"



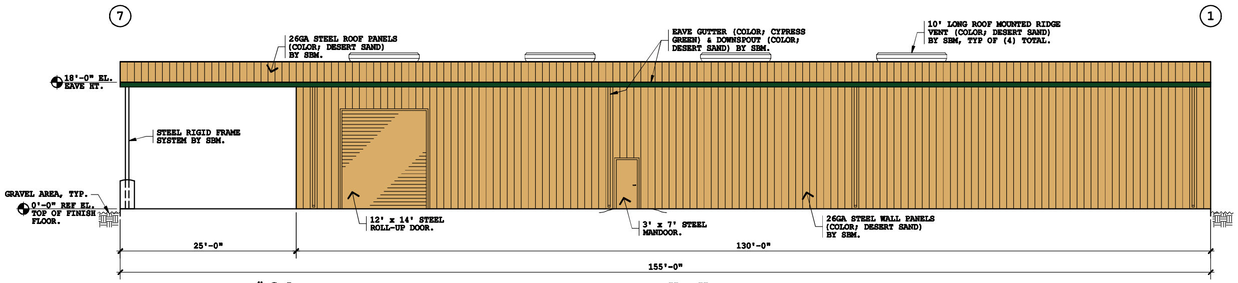
BUILDING #2'S SOUTH ELEVATION AT LINE 1

SCALE: 1/8" = 1'-0"



BUILDING #2'S EAST ELEVATION AT LINE "D"

SCALE: 1/8" = 1'-0"



BUILDING #2'S WEST ELEVATION AT LINE "A"

SCALE: 1/8" = 1'-0"

advanced DESIGN GROUP, INC.
1128 SIXTH STREET, MODESTO, CA 95354
PHONE: (209) 577-3108
EMAIL: adgi@att.net

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

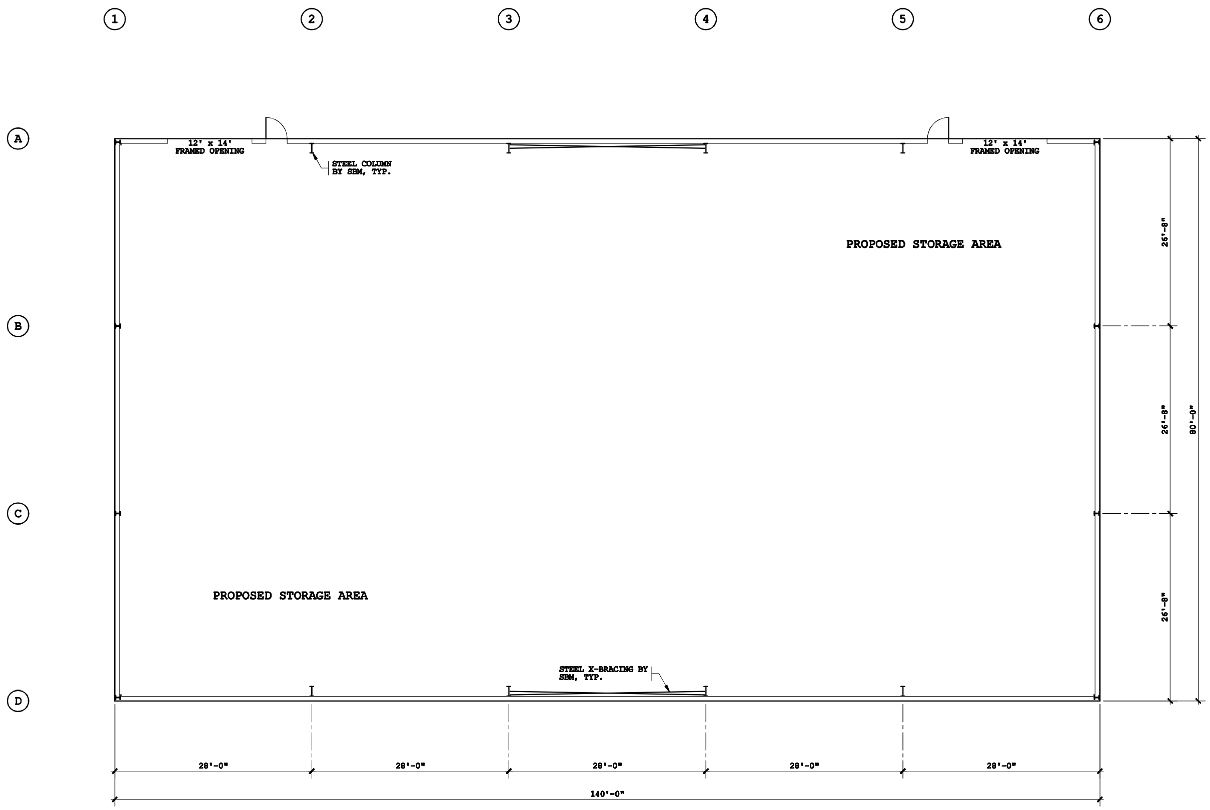
DRAWN BY: BAO
CHECKED BY:
DATE: 06/14/23

REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP3a

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.



NORTH REF.

BUILDING #4'S FLOOR PLAN

SCALE: 1/8" = 1'-0"

advanced DESIGN GROUP, INC.

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

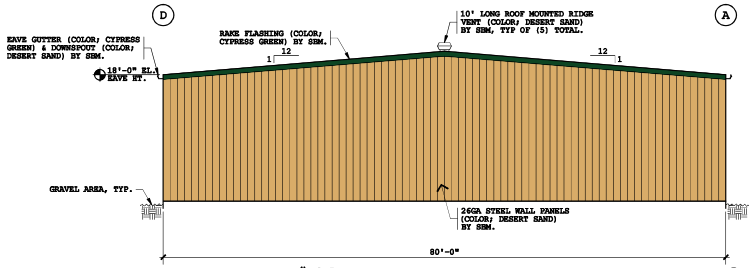
DRAWN BY: BAO
CHECKED BY:
DATE: 06/14/23

REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP4

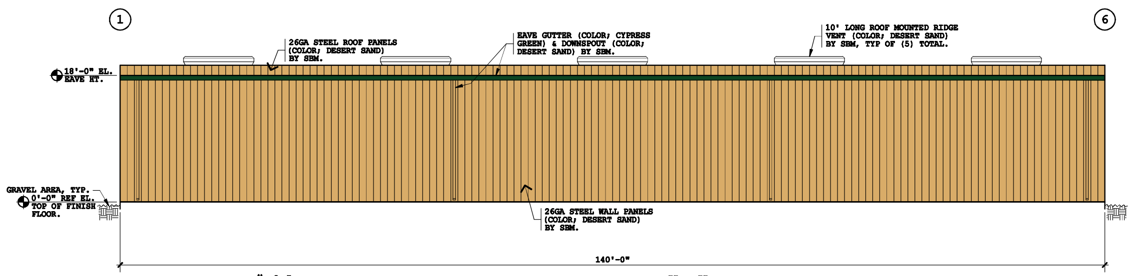
NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.



BUILDING #4'S NORTH ELEVATION AT LINE 6

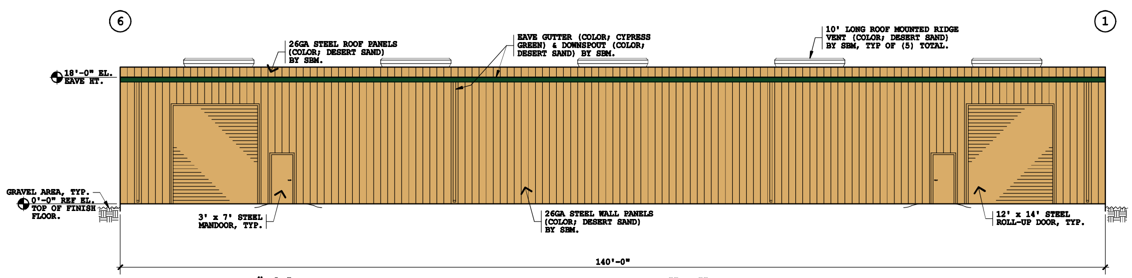
(SOUTH ELEVATION AT LINE 1 IS OPPOSITE HAND)

SCALE: 1/8" = 1'-0"



BUILDING #4'S EAST ELEVATION AT LINE "D"

SCALE: 1/8" = 1'-0"



BUILDING #4'S WEST ELEVATION AT LINE "A"

SCALE: 1/8" = 1'-0"

advanced DESIGN GROUP, INC.
1128 SIXTH STREET, MODESTO, CA 95354
PHONE: (209) 577-3108
EMAIL: adg@att.net

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

DRAWN BY: BAO
CHECKED BY:
DATE: 06/14/23

REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP4a

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2023-0080
WESTSIDE NURSERY

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.

2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **$2,973.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

   Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.

4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.

5. Prior to issuance of any building permit, a photometric lighting plan shall be submitted for review and approval by the Planning Department. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of the lighting fixtures should not exceed 21 feet above grade.

6. During the construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist.

7. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

8. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.

9. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval; and a project area map.

10. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

11. All required building permits shall conform with the California Code of Regulations, Title 24, and any other applicable standards.

~~12. Prior to final of a building permit for the maintenance building or prior to issuance of a building permit for the office, whichever comes first, the 2.23± acres of nursery stock shall be in production on-site and verification submitted to the Planning Director or appointed designee. Prior to issuance of a building permit for either of the 11,200± square foot storage buildings, the remaining minimum 2.25± acres of nursery planting shall be installed and verification submitted to the Planning Director or appointed designee.~~

13. No retail sales shall occur.

14. On-site landscape contracting activities shall operate in conjunction with on-site wholesale nursery operation.

15. Any expansion of the approved use, as allowed by a staff approval permit, shall include a proportional increase to the on-site wholesale nursery activities as determined sufficient by the Planning Director or assigned designee(s).

Department of Public Works

16. No parking, loading or unloading of vehicles will be permitted within the County road right-of-way.

17. The developer will be required to install or pay for the installation of any street signs and/or markings, if warranted.

18. Prior to the issuance of a grading or building permit, an Encroachment Permit shall be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way. The applicant shall meet Stanislaus County standards for a commercial driveway.

19. The storage depth outside of any gate shall be adequate for trucks coming off the road. The entry vehicles shall not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property, or a deceleration lane be installed.

    a. A deceleration lane - a lane in advance of a driveway or public street used to allow turning vehicles to exit the through traffic lane and slow before making the turn.

20. If a graveled parking lot is proposed, gap-graded stone shall be used for all graveled areas. Filter fabric shall be used between the soil and the gap-graded stone to prevent the soil from migrating into the stone thereby reducing its drainage capabilities.

21. Prior to the issuance of a grading or building permit, an Irrevocable Offer of Dedication is required.

    a. Villa Manucha Road is classified as an 80-foot major collector. The required ½ width of Villa Manucha Road is 40 feet northwest of the centerline of the roadway. The existing right-of-way is 30 feet northwest of the centerline. The remaining 10 feet east of the centerline shall be dedicated as an Irrevocable Offer of Dedication.

22. Prior to the commencement of any grading, clearing, excavating, filling or other disturbance of natural terrain, a grading permit application shall be submitted with the following:

    a. A Waste Discharge Identification (WDID) Number issued by the State of California and a copy of the Notice of Intent (NOI) prior to plan approval and/or issuance of a grading permit.

    b. A comprehensive soils report, stamped and signed by a licensed geotechnical engineer experienced in soil. The report shall be prepared in accordance with the Stanislaus County Department of Public Works Standards and Specifications, 2014 Edition, and shall include R-values taken at the site with a map showing the locations and depths of the test samples.

c. Completed Regulated Project Worksheet per the Stanislaus County 2015 Post-Construction Standards Plan.

d. Regulated Project Volume Reduction Calculations, signed and stamped by a registered civil engineer licensed to practice in California, for each drainage management area and must include any control measure(s) that meet the volumetric sizing criteria.

e. An Operation and Maintenance Plan and owner-signed and notarized Statement of Responsibility for all proposed treatment control measures.

f. All storm drainage facilities within Stanislaus County shall be designed using a 100-year, 24-hour storm. The drainage facility shall be capable of dewatering the 100-year, 24-hour storm within 48 hours. Calculations for the storm drainage capacity and dewatering shall be submitted to the Engineer for approval.

g. Stanislaus County has a right to inspect during construction and after construction. Per Stanislaus County Code 14.14.120, "Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever an authorized enforcement official has reasonable cause to believe that there exists in any building or upon any premises any condition constituting a violation of this chapter, the enforcement official may enter such building or premises at all reasonable times to inspect the same or perform any duty imposed upon the officer by this chapter."

h. It is anticipated that inspections for the grading permit will continue beyond the issuance of the permit, Stanislaus County Public Works is requesting that the applicant shall sign a "Plan Check/Inspection Agreement" and post a $5,000 deposit with Public Works to cover all future plan checks/inspections that will happen on-site.

Department of Environmental Resources – Groundwater Resources Division

23. Prior to permit issuance, any new well located in the unincorporated area of Stanislaus County shall demonstrate, based on substantial evidence, that the well is exempt from the prohibition provided pursuant to Stanislaus County Ordinance Code (SCOC) Section 9.37.040, or that extraction of groundwater from the proposed well will not constitute unsustainable extraction of groundwater, (SCOC Section 9.37.045).

24. Prior to issuance of a building or grading permit, well construction permit applications shall demonstrate compliance with Drought Executive Order N-7-22.

Department of Environmental Resources – Hazardous Materials Division

25. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study, and if necessary, Phase II study) prior to the issuance of a grading permit. Any discovery of underground

storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

26. The applicant shall contact the Department of Environmental Resources – Hazardous Materials Division regarding regulatory requirements for hazardous materials and/or wastes prior to operation.

Department of Environmental Resources – Environmental Health Division

27. Prior to issuance of any building or grading permit, the applicant shall submit a site plan that includes the location, layout and design of the existing and/or proposed on-site wastewater treatment system (OWTS) and Future 100% Expansion (Replacement) Area.

28. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.

29. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.

30. This project will be placed under surveillance with the Department of Environmental Resources, Environmental (DER) Health Division, for compliance with regulated water system requirements. At such time when the operation meets the definition of a regulated water system, the owner/operator shall be subject to all applicable new water system regulations, such as SB1263. The property owner shall provide to DER an application for a water supply permit along with a full technical report demonstrating that the water system will meet all requirements of a water system: including, but not limited to: capacity, source water, treatment plant modifications, water works standards, and the California Environmental Quality Act (CEQA).

West Stanislaus Fire Protection District

31. Water supplies shall be to Stanislaus County Standards and approved by the West Stanislaus County Fire Protect District (WSCFPD), including maintenance programs.

32. WSCFPD approved Knox key boxes or gate locks shall be installed and secured in accordance with manufactures specifications.

33. All-weather emergency fire apparatus access road(s) shall be provided and maintained prior to final.

34. Emergency disconnects and or shut-offs for electrical equipment shall be identified.

35. Where required, portable fire extinguishers shall be at least a 2A10BC.

36. NFPA 704 placarding as needed for chemical storage areas.

37. Secondary emergency vehicle access gate to the northeast of the property is recommended.

San Joaquin Valley Air Pollution Control District

38. Any construction resulting from this project shall comply with standardized dust control adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

39. The proposed project shall be subject to SJVAPCD Rules and Regulations in place at the time of grading or building permit issuance. Prior to issuance of a grading or building permit, the applicant shall contact the SJVAPCD's Small Business Assistance Office to determine if any SJVAPCD permits are required, including but not limited to an Authority to Construct (ATC).

Central Valley Regional Water Quality Control Board

40. Prior to issuance of a building permit, applicant/developer shall be responsible for contacting the Central Valley Regional Water Quality Control Board and obtaining any necessary permits.

****

Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough.

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: Linda Scheller

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
__✓__ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1. Traffic general
2. Automobile accidents
3. Fatalities
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1. Traffic light at intersection of River
2. and Villa Manucha Roads - or at the
3. very least a flashing all-ways (3-way)
4. stop.

In addition, our agency has the following comments (attach additional sheets if necessary).

There are many bad accidents at this intersection already, and some motorists drive at 90mph on River Road. This has been needed for a long time-

Response prepared by: Linda Scheller Citizen 6-18-24
Name Title Date
and resident of Stanislaus County - retired teacher

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: Anthony J Souza

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
__✓__ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2. No No Retail
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Farmer/property owner — 7-3-2024
Name — Title — Date

on Villa Mancha Rd

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: Anthony & Eileen Souza

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
__✓__ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2. N/O. Not a Retail Area
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
	farm property Owner in area Villa Manucha Rd	7-3-24

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: Addison Sewell

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
__✓__ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2. NO Non Retail
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Addison Sewell — Farmer property Owner in area on Villa Manucha Rd — 7-3-24

Name — Title — Date

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

Souza Anthony Joseph & Sou

FROM: Anthony Souza

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
__/__ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2. No, Not a Retail Area
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
	farmer property owner in area on Villa Manucha Rd	7-3-24

PROJECT DESCRIPTION AND FINDINGS;
Dated 07/24/24;

Project:

Title: __**Westside Nursery / Landscape Facility**____
Owner: __ Amarak Farms, LLC
Jobsite: __Villa Manucha Road, Newman, Ca__
Assessor's Parcel Number: __Bk 49, Pg 18, Parcel 6
Jurisdiction: _Stanislaus County
ADG's Project No. 23021

Description: This Use Permit application is for the development of Westside Nursery / Landscaping Facility, owned by Amarak Farms, LLC. The proposed nursery / landscape facility's site is to address 8.78 +/- acres that is nestled in an existing 40.76 acre almond orchard parcel. Of the nursery / landscape facility's site; 2.33 +/- acres of immediate nursery planting, and a future 2.25 +/- acre of nursery planting, are being proposed. The remaining area of the site is addressing the onsite nursery area and the landscape contracting pertaining to the delivery / planting of the onsite nursery plants. Note; the wholesale landscaping component of this project is the primary use with the landscape contracting portion as subordinate and accessory to the on-site nursery. The main purpose of the nursery at present is to address the planting needs for the Westside Landscape & Concrete at 27107 CA-33, Newman, CA 95360. This present wholesale side is 25% of the company's total operations. The entire purpose of the above project is to provide the space to grow the wholesale to 75% +/- of the company's total operation. Virtually no wholesale to the general public. In addition, a residential dwelling is noted at the entrance for additional security.

Location; the site is defined as Assessor's Parcel: Bk 049, Pg 018, Parcel 006, at the NW Corner of Villa Manucha Rd. and River Rd., Newman, CA.

Phasing / Usage / Size; the proposed facility will consist of the following;

Residential Dwelling;		2,577SF.	Year 2024 construction
Building 1;	Office	2,475SF.	Year 2024 construction
Building 2;	Maintenance	10,850SF.	Year 2024 construction
Building 3;	Mobile Security	1,000SF.	Year 2024 construction
Building 4;	Storage	11,200SF.	Year 2033 construction
Building 5;	Storage	11,200SF.	Year 2035 construction

Zoning District / General Plan; General Agriculture; 40 Acre.

Existing Site Description: Currently the site is located at the NW corner of Villa Manucha Rd. and River Rd., Newman, CA. The parcel's site is 40.76 acres, zoned A-2-40, and is currently an existing orchard of gentle terrain, with no known cultural, historical or scenic aspects. The site's existing irrigation system is addressed by the California Irrigation District. Please refer to the proposed site plan for FEMA's flood designations.

Project's Site Area; reference Assessor's Parcel Map 049-018. Please note that Parcel 6 is an existing orchard in the General Agriculture zone. Adjoining parcels in each direction are also zoned General Agriculture. Please refer to the attached photos for additional detail.

Employees / Customers / Trucks Are Estimated As Follows;

1) Proposed 16 total site employees, (1) shift, 5:30am to 7:00pm, M-S.
2) Estimated 5 customers / 2 shipments per day.
3) Estimated 12 trucks per day.

Proposed signage / onsite lighting; no monument signs proposed. The proposed building #2 elevations note the main lighted signage directly attached to the front entrance of the building. Also the building #2 elevations note all site lighting to be mounted on the building with shielding to prevent glare to adjoining properties.

Building Materials; refer to the attached project's proposed drawings, sheets UP1, UP2 and UP3 dated 06/13/23 for the description of the building materials.

Proposed Parking; refer to the project's SITE PLAN drawing, sheet UP1, for the layout of all parking and for the site's PARKING ANALYSIS.

Standard stalls	20
EV Capable stalls	4
EV Accessible stalls	1
Small car stalls	0
Total	25

Findings: Reference the application for the project's Use Permit and the following;

Attached please find the proposed site and elevations; the architecture and general appearance of the facility and property has architectural unity and is in keeping with the character of the neighboring General Agriculture properties. The proposed Nursery / Landscape Facility is not detrimental to the orderly and harmonious development of the County, or to the desirability of investment or occupation in the neighboring General Agricultural properties. In addition, the attached proposed site plan is consistent with the Stanislaus County Municipal Code, adopted development standards and design guidelines, and the general plan.

The requested Use Permit is consistent with the County's General Plan and Zoning Ordinance. The project's zoning is General Agriculture Zoning District. Furthermore, this Facility's operations, proposed use, and buildings will not be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the County. This facility's development will assist in the continued viability of the community.

This proposed project is directly in line with agricultural usage and with the growth of the surrounding agricultural area. This usage will not significantly compromise the long-term productive agricultural capability of the parcel or adjoining parcels.

In addition, this type of usage is not expected to result in the removal of adjacent surrounding land from agricultural usage. It is not expected that the proposed additional buildings will compromise the long-term productive agricultural capability of the surrounding areas, nor displace any existing agricultural operations, nor remove agricultural land to a significant concern.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1.	**Project title:**	Use Permit Application No. PLN2023-0080 – Westside Nursery
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Kristen Anaya, Associate Planner (209) 525-6330
4.	**Project location:**	The northwest corner of River and Villa Manucha Roads, west of the San Joaquin River, in the Newman area. (APN: 049-018-006).
5.	**Project sponsor's name and address:**	Amarak Farms, LLC
6.	**General Plan designation:**	Agriculture
7.	**Zoning:**	General Agriculture (A-2-40)

8. Description of project:

Request to establish a wholesale nursery and landscape contracting business on an 8.78± acre portion of a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. The nursery and landscape business is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes to maintain 4.58 acres of nursery plant stock, and to construct 39,302 square feet of structures consisting of: a 2,475± square-foot office; a 10,850± square-foot maintenance building; a 1,000± square-foot mobile home for watchman's living quarters; and two 11,200± square-foot storage buildings. The proposed office floorplan will consist of five offices, a conference room, two restrooms, storage, a copier room, and a breakroom. The storage buildings are proposed to be utilized for the storage of soils, fertilizers, tree stakes, irrigation parts, and sprays. The proposed maintenance building will be used as an employee breakroom, equipment storage, and repair facility for Westside Nursery's equipment.

Within the 8.78± acre fenced area, 2.33± acres of nursery stock consisting of ornamental trees and shrubs are proposed for immediate planting, and 2.25± acres are proposed for planting within five years of project approval. Approximately 1.1± acres will be paved and developed with 25 parking stalls and 20 above ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and a 2.2± acre graveled area will be used to store up to ten work trucks with trailers, and ten pieces of heavy equipment (trenchers, skid steers, and mini-excavators). A 2,600± square-foot single-family dwelling is also proposed to be constructed on the property outside of the fenced area; however, this dwelling will be rental housing and is not a part of the proposed nursery and landscape contracting operation. The balance of the property, approximately 31 acres, will remain planted in orchard. The project site is currently enrolled in a Williamson Act Contract No. 1971-95 and proposes to remain enrolled, if the project is approved.

Pursuant to County Zoning Code Section 21.20.030(A), wholesale nurseries and landscape contracting businesses may be operated provided a Tier One Use Permit is first obtained. In this case, Westside Nursery is proposing to utilize the entirety of ornamental nursery stock grown on-site, which will comprise up to 70% of their overall landscaping needs.

The project proposes to operate Monday through Sunday, 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift: consisting of six administrative personnel, two nursery personnel, and seven landscape/maintenance employees. The proposed project will generate a total of eight truck trips (consisting of two deliveries and six supply

pick-ups), and a maximum of 36 vehicle total trips per-day (consisting of two customer trips, 28 employee trips, and six non-heavy truck supply trips). The facility proposes to be served by a septic system and domestic well and will take access off County-maintained Villa Manucha Road via a single paved driveway.

9.	**Surrounding land uses and setting:**	Irrigated agriculture, confined animal agriculture, and scattered single-family dwellings and accessory structures to the north, west, and south; the San Joaquin River and Merced County to the east.
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	Stanislaus County Department of Public Works Stanislaus County Department of Environmental Resources San Joaquin Valley Air Pollution Control District Central Valley Regional Water Quality Control Board
11.	**Attachments:**	I. Memorandum (Health Risk Assessment and California Emissions Estimator Model), prepared by BaseCamp Environmental, Inc., dated March 28, 2024

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐**Aesthetics**	☐ **Agriculture & Forestry Resources**	☐ **Air Quality**
☐**Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐**Geology / Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards & Hazardous Materials**
☐ **Hydrology / Water Quality**	☐ **Land Use / Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population / Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities / Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☒ **I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**

☐ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ **I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.**

☐ **I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.**

☐ **I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.**

Signature on File **June 6, 2024**
Prepared by Kristen Anaya, Associate Planner Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

> **a) Earlier Analysis Used. Identify and state where they are available for review.**
>
> **b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.**
>
> **c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.**

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

> **a) the significant criteria or threshold, if any, used to evaluate each question; and**
>
> **b) the mitigation measure identified, if any, to reduce the impact to less than significant.**

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The only scenic designation in the County is along Interstate 5, which is not near the project site nor within view of the project site. This request will consist of an 8.78± acre area enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes to construct 39,302 square feet of structures consisting of: a 2,475± square-foot office; a 10,850± square-foot maintenance building; a 1,000± square-foot mobile home for watchman's living quarters; and two 11,200± square-foot storage buildings. Within the 8.78± acre fenced area, 2.33± acres of nursery stock consisting of ornamental trees and shrubs are proposed for immediate planting, and 2.25± acres are proposed for planting within five years of project approval. An approximately 1.1± acre paved area will contain 25 parking stalls and 20 above ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and a 2.2± acre graveled area will be used to store up to ten work trucks with trailers, and ten pieces of heavy equipment (trenchers, skid steers, and mini-excavators). A 2,600± square-foot single-family dwelling is also proposed to be constructed on the property outside of the fenced area; however, this dwelling will be a rental housing and is not a part of the proposed nursery and landscape contracting operation. The balance of the property, approximately 31 acres, will remain planted in orchard. Aesthetics associated with the project site and surrounding area will not change as a result of this project. The site itself is not considered to be a scenic resource or a unique vista. The project will not degrade the existing visual character or quality of the site or its surroundings. The structures associated with this project will consist of metal and stucco buildings that are characteristically similar to other development within the rural areas of the County. All proposed exterior lighting is proposed to be mounted to the proposed buildings' exteriors, no taller than 18-feet. Standard conditions of approval will be added to this project to address glare from any on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation[1].

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			**X**	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			**X**	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			**X**	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			**X**	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			**X**	

Discussion: The project site is enrolled in Williamson Act Contract No. 1971-95. The project site is classified as "Prime Farmland" by the California Department of Conservation's Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the project parcel consists of Grade 1 Vernalis loam and Elsalado loam soils, both 0 to 2 percent slopes (California Revised Storie Index Ratings: 99). The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 81 and 100, or Grade 1, as excellent soils to be used for irrigated farmland. Grade 1 soils are deemed prime farmland by Stanislaus County's Uniform Rules, which comprises 100% of the project site.

County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall not significantly compromise, displace, impair, or remove current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the General Agriculture (A-2) zoning district. Pursuant to Section 21.20.045(F) of the Stanislaus County Zoning Code, all other uses requiring use permits on contracted lands, except gas, water, electric or communication facilities, farm labor camps, all Tier One uses, mineral extraction, uses on on-prime land, churches, day care centers, and schools, shall be evaluated on a case-by-case basis by the planning commission and/or board of supervisors to determine whether they are consistent with the principles of compatibility set forth in Government Code Section 51238.1. Those principles state that the proposed use shall not significantly compromise, displace, impair, or remove current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.

This project is considered to be a Tier One use. Within the A-2 zoning district, the County has determined that certain uses related to agricultural production, such as Tier One uses, are "necessary for a healthy agricultural economy," provided it is found that the proposed use "will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity." Pursuant to Section 21.20.045(B)(3) of the Stanislaus County Zoning Ordinance, Tier One uses are determined to be consistent with the Principles of Compatibility and may be approved on contracted land unless a finding to the contrary is made. During project review, this application was referred to the Department of Conservation (DOC) for review and input; no response has been received to date.

The applicant proposes to utilize 4.58 acres of the project site for the growing of nursery plants and to construct approximately 39,402 square feet of structures for the landscape nursery and contracting business. The proposed developed area will require removal of approximately 8.78± acres of orchard. While the proposed expansion will result in a decrease in production agriculture, the remaining 31.98± acre balance of the property will remain in production. Additionally, the growing of nursery stock is considered an agricultural use.

The surrounding area is composed of irrigated orchards, confined animal agriculture, and scattered ranchettes to the north, west, and south, and the San Joaquin River and Merced County to the east. Surrounding parcels range from 1 to 167-acres in size; but are primarily characterized by 30 to 160-acre parcels in active agricultural production, and mostly enrolled in Williamson Act Contracts. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. To minimize conflicts between agriculture operations and non-agricultural operations Buffer and Setback Guidelines (Appendix A of the Agricultural Element) will be adopted for this project. Policy 1.10, Buffer and Setback Guidelines is applicable to new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district. Appendix A states: "All projects shall incorporate a minimum 150-foot-wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300-foot-wide buffer setback. Permitted uses within a buffer area shall include landscaping, parking lots, and similar low-people intensive uses." General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier One use, if not considered people intensive by the Planning Commission and is not subject to agricultural buffers.

The project site is served by the Central California Irrigation District (CCID) for irrigation water and will continue to utilize irrigation water for the on-site orchard and nursery. No response was received from CCID on the Early Consultation referral.

The project is anticipated to have less than significant impacts to Agriculture Resources. No forest or timberland exist in Stanislaus County. Therefore, this project is not anticipated to have impact to forest land or timberland.

Mitigation: None.

References: Application Information; Natural Resources Conservation Service Soil Survey; Natural Resources Conservation Service Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation[1].

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			**X**	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified

as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from initial construction of the facility, and subsequent operation via "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will not substantially increase traffic in the area and, thereby, impact air quality. The facility proposes to operate Monday through Sunday from 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift. The proposed project will generate a low amount of vehicle trips with a total of eight heavy-truck trips (consisting of two deliveries and six supply pick-ups), and a maximum of 36 vehicle trips per-day (consisting of two customer trips, 28 employee trips, and six non-heavy truck supply trips).

A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District’s annual emissions significant thresholds, including: 100 tons per year of carbon monoxide (CO), ten tons per year of oxides of nitrogen (NOx), ten tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of ten microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5); however, the District indicated that emissions generated by the proposed project should be studied further via a California Emission Estimator Model (CalEEMod) analysis and Health Risk Assessment (HRA) to evaluate the project’s health related impacts. Additionally, the District requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per-day.

A Memorandum was prepared by BaseCamp Environmental, Inc. to quantify the amount of air pollutants per-day resulting from mobile and stationary sources associated with both construction and operations, and to study health related impacts of the proposed project. Impacts associated with the construction and operation of the proposed project was done using the California Emissions Estimator Model (CalEEMod) and California Air Pollution Control Officer’s Association (CAPCOA) methodology. The CalEEMod assumed that construction would occur in one phase, with operations including eight heavy-duty trips and six non-heavy duty truck trips per-day. The analysis found that expected criteria pollutant emissions resulting from the project will be less than the thresholds of 100 pounds per-day for ROG, CO, SO2, NOx, PM10, and PM2.5. A Prioritization evaluation was conducted for the facility using the CAPCOA modeling to calculate a prioritization score for each toxic air contaminant (TAC) and examine the health risk and emission impacts from project operations. The primary TAC of concern is diesel particulate matter, which is a biproduct of diesel engine combustion. The prioritization assesses health risk on nearby sensitive receptors, based on the “Maximally Exposed Individual” (MEI), which in this care is a single-family dwelling approximately 330 feet south of the project site. Based on the adopted threshold of 20 for carcinogenic risk, and a prioritization score of one for chronic and acute health risk, the project’s cancer risk, acute risk, and chronic risk would be less than significant. The project was also found to have less than significant impacts to Toxic Air Contaminants (TACs) from operational emissions. Following the District’s review, the District confirmed that the project will not have a significant impact on public health and that neither a refined HRA nor an ambient air quality analysis (AAQA) was warranted based on the results. The project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices). A condition of approval will be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project’s emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

As mentioned, the closest sensitive receptor to the project site is a dwelling located 330 feet south of the property and therefore is not expected to be impacted by the project activities. Additionally, odors are not expected to impact off-site receptors, as construction equipment and haul trucks will abide by best practices for equipment used during construction, and truck idling on-site.

Potential impacts to air quality from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published

by the Governor's Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant transportation impact. As the anticipated vehicle trips associated with the request are below the District's threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

For the reasons discussed above, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact to air quality.

Mitigation: None.

References: Referral response from the San Joaquin Valley Air Pollution Control District, dated November, 13, 2023, and follow-up e-mail correspondence from April 2, 2024, and April 25, 2024; Memorandum from BaseCamp Environmental, Inc., dated February 22, 2024, and revised March 28, 2024; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: Office of Planning and Research April 2018 Technical Advisory Memo on Evaluating Transportation Impacts in CEQA; 2017 National Household Travel Survey; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; and the Stanislaus County General Plan and Support Documentation[1].

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			**X**	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

Discussion: The project is located within the Crows Landing Quad based on the U.S. Geographical Survey's (USGS) topographic quadrangle map series. According to aerial imagery and application materials, there is irrigated agriculture on the project site and on adjacent parcels in all directions. Based on results from the California Natural Diversity Database (CNDDB), there are ten species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Crows Landing California Natural Diversity Database Quad. The species federally listed, threatened, or identified as species of special concern or a candidate of special concern within both the Newman Quad includes Swainson's hawk, tricolored blackbird, California red-legged frog, western spadefoot, golden eagle, northern harrier, California horned lark, great blue heron, yellow-billed magpie, loggerhead shrike, San Joaquin pocket mouse, San Joaquin long-trailed weasel, American badger, San Joaquin coachwhip, western pond turtle, Sycamore Alluvial Woodland, and spiny-sepaled button-celery.

The presence of the tricolored blackbird was observed near the project site in 2014. Similarly, vernal pool tadpole shrimp, green sturgeon – southern DPS, steelhead – Central Valley DPS, and Swainson's Hawk, have also been observed, 0.25 miles east along the San Joaquin River. The project site is routinely disturbed as part of production agricultural activities occurring on the parcel, including maintenance and harvesting of the on-site orchard. Additionally, the presence of hardhead and steelhead – Central Valley DPS have only been observed within the San Joaquin River which does not cross the property. The project was referred to the California Department of Fish and no response has been received to date.

There is a very low likelihood that these species are present on the project site as it has already been disturbed for agricultural purposes. It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There are no known sensitive or protected species or natural communities located on the site. Therefore, the project is considered to be less than significant.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed May 10, 2024; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation[1].

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			**X**	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			**X**	
c) Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

Discussion: As this project is not a General Plan Amendment it was not referred to the tribes listed with the Native American Heritage Commission (NAHC), in accordance with SB 18. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. It does not appear this project will result in significant impacts to any archaeological or cultural resources. The project site is currently planted in an almond orchard. Conditions of approval will be placed on the project, requiring that any construction activities shall be halted if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

Mitigation: None.

References: Application Information; Stanislaus County General Plan and Support Documentation[1].

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Discussion: The California Environmental Quality Act (CEQA) Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project was referred to both PG&E who serves the project area with eletricity and the Newman Drainage District and no response has been received to date.

Energy consuming equipment and processes include construction equipment, trucks, and the employee vehicle. As discussed in Section III – Air Quality, these activities would not significantly increase Vehicle Miles Traveled (VMT), due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. There will be a maximum total of 36 vehicle round-trips per-day for one employee, customers, and non-heavy duty trucks traveling to and from the project site. Truck traffic, consisting of eight truck trips per-day, is the main consumer of energy associated with this project but will be subject to applicable Air District regulations, including rules and regulations that increase energy efficiency. Consequently, emissions would be minimal. Therefore, consumption of energy resources would be less than significant without mitigation for the proposed project.

A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District's annual emissions significant thresholds, including: 100 tons per year of carbon monoxide (CO), ten tons per year of oxides of nitrogen (NOx), ten tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of ten microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5); however, the District indicated that emissions generated by the proposed project should be studied further via a California Emission Estimator Model (CalEEMod) analysis and Health Risk Assessment (HRA) to evaluate the project's health related impacts. Additionally, the District requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per-day.

As discussed in the Air Quality Section of this environmental review, a Memorandum was prepared by BaseCamp Environmental, Inc. to quantify the amount of air pollutants per-day resulting from mobile and stationary sources associated with both construction and operations, and to study health related impacts of the proposed project which found impacts to be less than significant. Following the District's review, the District confirmed that the project will not have a significant impact on public health and that neither a refined HRA nor an ambient air quality analysis (AAQA) was warranted based on the results. The project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). A condition of approval will be placed on the project requiring that the applicant be in compliance with the District's rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project's emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

The proposed structures and any on-site lighting related to the proposed facility are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of

Regulations, Title 24, Part 11). Conditions of approval will be added to the project requiring building permits to be obtained from the Stanislaus County Building Permits Division prior to operation.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application Information; Referral response from the San Joaquin Valley Air Pollution Control District, dated November, 13, 2023, and follow-up e-mail correspondence from April 2, 2024, and April 25, 2024; Memorandum from BaseCamp Environmental, Inc., dated February 22, 2024, and revised March 28, 2024

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			**X**	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	

Discussion: The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the project parcel consists of Grade 1 Vernalis loam and El Salado loam soils, both 0 to 2 percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any

structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Likewise, the installation of the proposed septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated November 7, 2023; Referral response from the Stanislaus County Department of Public Works dated April 15, 2024; Stanislaus County General Plan and Support Documentation[1].

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H2O). CO2 is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO2 equivalents (CO2e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The facility proposes to operate Monday through Sunday from 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift. The proposed project will generate a low amount of vehicle trips with a total of eight truck trips (consisting of two deliveries and six supply pick-ups), and a maximum of 36 vehicle trips per-day (consisting of two customer trips, 28 employee trips, and six non-heavy truck supply trips). A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District's annual emissions significant thresholds, including: 100 tons per year of carbon monoxide (CO), ten tons per year of oxides of nitrogen (NOx), ten tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of ten microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5); however, the District indicated that emissions generated by the proposed project should be studied further via a California Emission Estimator Model (CalEEMod) analysis and Health Risk Assessment (HRA) to evaluate the project's health related impacts. Additionally, the District requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per-day.

As stated in the Air Quality Section of this environmental review, a Memorandum was prepared by BaseCamp Environmental, Inc. to quantify the amount of air pollutants per-day resulting from mobile and stationary sources associated with both construction and operations, and to study health related impacts of the proposed project which found impacts to be less than significant. Following the District's review, the District confirmed that the project will not have a significant impact on public health and that neither a refined HRA nor an ambient air quality analysis (AAQA) was warranted based on the results.

The project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, and Rule 4550 (Conservation Management Practices). A condition of approval will be placed on the project requiring that the applicant be in compliance with the District's rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project's emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

Mitigation: None.

References: Referral response from the San Joaquin Valley Air Pollution Control District, dated November, 13, 2023, and follow-up e-mail correspondence from April 2, 2024, and April 25, 2024; Memorandum from BaseCamp Environmental, Inc., dated February 22, 2024, and revised March 28, 2024; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; Stanislaus County General Plan and Support Documentation[1].

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			**X**	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Discussion: The proposed wholesale nursery and landscape contractor facility will include incidental storage of pesticides and agricultural chemicals used in standard nursery operations, as well as gasoline, oil, and batteries.

The Stanislaus County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER is requiring the applicant to contact DER regarding appropriate permitting requirements for hazardous materials and/or wastes. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations including any Hazardous Materials Business Plan with the Fire Warden, if applicable. The Hazardous Materials Division requested that the developer conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. The Hazardous Materials Division also requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a condition of approval. The proposed use is not recognized as a generator of hazardous materials; however, the use will involve storage and consumption of hazardous materials and will therefore be required to consult with the Hazardous Materials Division prior to operation to meet registration and permitting requirements for handlers of hazardous materials, including submittal of a hazardous materials business plan, registration with the California Electronic Reporting System (CERS). With conditions of approval in place, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after obtaining permits. A discussion on the project and agricultural buffers is included in Section II – Agriculture and Forest Resources. The project was referred to the Stanislaus County Agricultural Commissioner, and a response was received indicating they had no comments on the project.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus Fire Protection District (WSFPD). The project was referred to the WSFPD who responded to the project requiring the on-site water supply to be approved by the Fire District, installation of Knox key boxes at the proposed gate and an all-weather emergency fire apparatus access road, emergency disconnects for electrical equipment, fire extinguishers on-site, NFPA 704 placarding requirements for chemical storage areas having been met.

The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.
References: Application Information; Referral Response from the Department of Environmental Resources – Hazardous Materials Division, dated November 9, 2024; Referral response from the West Stanislaus Fire Protection District, dated November 14, 2023; Stanislaus County General Plan and Support Documentation[1].

X. HYDROLOGY AND WATER QUALITY -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			**X**	

i) result in substantial erosion or siltation on- or off-site;			**X**	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			**X**	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv) impede or redirect flood flows?			**X**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			**X**	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			**X**	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2 percent annual chance floodplains. An Early Consultation referral response received from Stanislaus County Department of Public Works (PW) indicated that a grading, drainage, and erosion and sediment control plan for the project will be required, subject to PW review and Standards and Specifications.

The project is a request to establish a wholesale nursery and landscape contractor facility, which will consist of 4.58 acres of nursery stock and 39,302 square feet of structures. The balance of the property will remain in orchard.

The proposed facility will be served by a new private well and septic system. A referral response received from Stanislaus County Department of Environmental Resources (DER) indicated that prior to issuance of any grading or building permit, the applicant(s) shall submit a site plan that includes the location, layout and design of all-existing and proposed on-site wastewater treatment systems (OWTS) and the future 100% Expansion (Replacement) Areas. Any new or modified on-site wastewater treatment system (OWTS) shall meet Measure X requirements, shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and shall meet all applicable Local Agency Management Program (LAMP) standards and setbacks. Additionally, DER responded that the applicant(s) shall demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project, under the direction of DER.

DER also commented that the proposed project does not meet the definition of a Public Water System and therefore is not subject to the requirements of SB1263; however, they indicated that at the time, the project meets the definition of a regulated water system, the applicant shall be subject to all applicable requirements, including SB1263. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.

2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.

3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

Goal Two, Policy Seven, of the Stanislaus County General Plan Conservation/Open Space Element requires that, new development that does not derive domestic water from pre-existing domestic and public water supply systems be required to have a documented water supply that does not adversely impact Stanislaus County water resources. This Policy is

implemented by requiring proposals for development that will be served by new water supply systems be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment. Additionally, all development requests shall be reviewed to ensure that sufficient evidence has been provided, to document the existence of a water supply sufficient to meet the short and long-term water needs of the project without adversely impacting the quality and quantity of existing local water resources. Prior to receiving occupancy of any building permit for any later construction, the property owner must apply for and obtain a water supply permit, with a hydrogeological analysis conducted if the use proposes groundwater extraction which exceeds two-acre feet per year. This will be added as a condition of approval.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the San Joaquin River Exchange Contractors Water Authority Groundwater Sustainability Agency GSA, which manages the Delta Mendota Subbasins. A Groundwater Sustainability Plan was approved by the by the California Department of Water Resources (DWR) in December 2019; however, the plan is currently undergoing corrections to address inadequacies found within the plan that were identified in 2023. Resubmittal is planned to occur in 2025.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) who responded with a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

The project site is served by the Central California Irrigation District (CCID) for irrigation water and will continue to utilize irrigation water for the on-site orchard and nursery. No response was received from CCID on the Early Consultation referral. The project proposes to maintain all stormwater on-site via storm drain basins. A referral response received from Stanislaus County Department of Public Works requested that the on-site storm drain basins be located outside of the County's road right-of-way.

As a result of the project details, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated November 7, 2023; Referral response from Department of Public Works, dated April 14, 2024; Referral response from the Central Valley Regional Water Quality Control Board, dated November 9, 2023; Stanislaus County General Plan and Support Documentation[1].

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) **Physically divide an established community?**			X	
b) **Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**			X	

Discussion: The project is a request to establish a wholesale nursery and landscape contracting business on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. An 8.78± acre area is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes to maintain 4.58 acres of nursery stock and to construct 39,302 square feet of structures. The balance of the property will remain in orchard.

The project proposes to operate Monday through Sunday, 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift: consisting of six administrative personnel, two nursery personnel, and seven landscape/maintenance employees.

Pursuant to County Zoning Code Section 21.20.030(A), wholesale nurseries and landscape contracting business may be operated provided a Tier One Use Permit is first obtained. In this case, Westside Nursery and Landscaping is proposing to utilize the entirety of the nursery stock grown on-site, which will comprise up to 70% of their overall landscaping needs.

The proposed use is considered a Tier One use, which are closely related to agriculture and are necessary for a healthy agricultural economy. Tier One uses may be allowed when the Planning Commission finds that:

1. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other properties in the vicinity; and

2. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The project site is currently enrolled in California Land Conservation Act ("Williamson Act") Contract No. 1971-95. County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall not significantly compromise, displace, impair, or remove current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. The project as proposed is considered a Tier One use. Within the A-2 zoning district, the County has determined that unless the Planning Commission and/or the Board of Supervisors makes a finding to the contrary, Tier One uses are consistent with the principles of compatibility set forth in Section 21.20.045 of the County Code. The growing of nursery plants is considered to be an agricultural use. The request is not expected to perpetuate any significant conversion of farmland to non-agriculture use. No impacts to agriculture are anticipated to occur as a result of this project. Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. During project review, this application was referred to the Department of Conservation (DOC) for review and input and no response has been received to date.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As stated in Section II – Agriculture and Forest Resources, as this is a Tier One use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Application Information; Stanislaus County General Plan and Support Documentation[1].

XII. MINERAL RESOURCES -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			**X**	

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			**X**	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

XIII. NOISE -- Would the project result in:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			**X**	

Discussion: The proposed project shall comply with the noise standards included in the General Plan and Noise Control Ordinance. The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. Additionally, agricultural activity is exempt from the Stanislaus County Noise Control Ordinance (Ord. CS 1070 §2, 2010). The construction of the proposed structures may temporarily increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise, as most of the activities are proposed to occur indoors. The project proposes to operate Monday through Sunday, 5:30 a.m. to 7:00 p.m. with 16 employees on a single shift. Up to eight truck trips during business hours are proposed to occur. The nearest sensitive noise receptor is a single-family residence approximately 300 feet to the south of the facility across Villa Manucha Road.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less than significant.

Mitigation: None.

References: Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element, and Support Documentation[1].

XIV. POPULATION AND HOUSING -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for			**X**	

example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			**X**	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th Cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project.

Mitigation: None.

References: Application Information; Stanislaus County General Plan and Support Documentation[1].

XV. PUBLIC SERVICES --	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			**X**	
Police protection?			**X**	
Schools?			**X**	
Parks?			**X**	
Other public facilities?			**X**	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. School Districts also have their own adopted fees. All facility fees are required to be paid at the time of building permit issuance.

The project site is served by Central California Irrigation District (CCID) for irrigation service and PG&E for electric service. CCID was referred the project's Early Consultation and have not provided a response to date.

Storm water is proposed to be managed on-site by constructing an on-site stormwater drainage basin. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion and sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications, which will be added as a condition of approval.

The project was referred to the Central Valley Regional Water Quality Control Board (RWQCB) who responded with a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

This project was circulated to the West Stanislaus Fire Protection District, Newman-Crows Landing School District, and the Stanislaus County Sheriff during the Early Consultation referral period and no concerns were identified with regard to public services.

Mitigation: None.

References: Application Information**;** Referral response from the Central Valley Regional Water Quality Control Board, dated November 9, 2023; Referral response from Department of Public Works, dated April 14, 2024Stanislaus County General Plan and Support Documentation[1].

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			**X**	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

Discussion: Request to establish a wholesale nursery and landscape contracting business on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. An 8.78± acre area is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes to maintain 4.58 acres of nursery stock and to construct 39,302 square feet of structures. Approximately 1.1± acres will be paved and developed with 25 parking stalls and 20 above ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and a 2.2± acre graveled area will be used to store up to ten work trucks with trailers, and ten pieces of heavy equipment (trenchers, skid steers, and mini-excavators). The project proposes to operate Monday through Sunday, 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift: consisting of six administrative personnel, two nursery personnel, and seven landscape/maintenance employees. The proposed project will generate a low amount of vehicle trips with a total of eight truck trips (consisting of two deliveries and six supply pick-ups), and a maximum of 36 vehicle trips per-day (consisting of two customer trips, 28 employee trips, and six non-heavy truck supply trips).

The project site fronts on both River and Villa Manucha Roads; however, the facility and all traffic will take access off County-maintained Villa Manucha Road via a single paved driveway. Both River and Villa Manucha Roads are classified as 80-foot Major Collectors. The current right-of-way of Villa Manucha Road is 60 feet wide. This project was referred to the Department of Public Work (PW) who responded to the project requesting that an irrevocable offer of dedication be provided for the

remaining ten-foot needed northwest of centerline, an encroachment permit for the proposed driveway, payment of public facility and regional transportation impact fees, submittal of a grading permit application for the proposed stormwater basin in accordance with PW's Standards and Specifications, and submittal of applicable documentation for review and approval. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus Fire Protection District (WSFPD). The project was referred to the WSFPD who responded to the project requiring the installation of an all-weather emergency fire apparatus access road to the facility and recommended that secondary emergency access be provided from the northeast corner of the site. Their comments will be added as conditions of approval. Increased traffic resulting from the proposed use of the site is insignificant; therefore, staff has no evidence to support that this project will significantly impact County roads.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant transportation impact. As the anticipated vehicle trips associated with the request are below the threshold of significance for vehicle and heavy truck trips, no significant impacts from increased VMT are anticipated.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance, or policy.

Mitigation: None.

References: Referral response from Department of Public Works, dated April 14, 2024; Referral response from the West Stanislaus Fire Protection District, dated November 14, 2023; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Office of Planning and Research April 2018 Technical Advisory Memo on Evaluating Transportation Impacts in CEQA; Stanislaus County General Plan and Support Documentation[1].

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			**X**	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall			**X**	

consider the significance of the resource to a California Native American tribe.				

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already regularly disturbed as part of the site's use for production agriculture. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. A condition of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Application Information; Stanislaus County General Plan and Support Documentation[1].

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Discussion: Limitations on providing services have not been identified. The proposed wholesale nursery and landscape contractor facility is proposed to be served by a new well, and a new on-site septic system. A referral response received from Stanislaus County Department of Environmental Resources (DER) indicated that prior to issuance of any grading or building permit, the applicant(s) shall submit a site plan that includes the location, layout and design of all proposed OWTS that meets all of DER's standards, including a future 100% expansion (replacement) area, Measure X and LAMP standards and setbacks. Prior to receiving occupancy of any building permit for any later construction, the property owner must apply for and obtain a water supply permit, with a hydrogeological analysis conducted if the use proposes groundwater extraction which exceeds two-acre feet per year. These comments will be added as conditions of approval.

DER also commented that the proposed project does not meet the definition of a Public Water System and therefore is not subject to the requirements of SB1263; however, they indicated that at the time, the project meets the definition of a regulated water system, the applicant shall be subject to all applicable requirements, including SB1263. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service

connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.

2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.

3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

This project was referred to the Department of Public Work (PW) who responded to the project requesting that an irrevocable offer of dedication be provided for the remaining ten-foot needed northwest of centerline, an encroachment permit for the proposed driveway, payment of public facility and regional transportation impact fees, submittal of a grading permit application for the proposed stormwater basin in accordance with PW's Standards and Specifications, and submittal of applicable documentation for review and approval. All of Public Works' comments will be added to the project as conditions of approval.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) who responded with a list of regulatory permits and requirements under their purview. A condition of approval will be applied to the project requiring that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation.

The project site is served by the Central California Irrigation District (CCID) for irrigation water and will continue to utilize irrigation water for the on-site orchard and nursery. No response was received from CCID on the Early Consultation referral.

No significant impacts related to Utilities and Services Systems have been identified.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated November 7, 2023; Referral response from Department of Public Works, dated April 14, 2024; Referral response from the Central Valley Regional Water Quality Control Board, dated November 9, 2023; Stanislaus County General Plan and Support Documentation[1].

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus Fire Protection District (WSFPD). The project was referred to the WSFPD who responded to the project requiring the on-site water supply to be approved by the Fire District, installation of Knox key boxes at the proposed gate and an all-weather emergency fire apparatus access road, emergency disconnects for electrical equipment, fire extinguishers on-site, NFPA 704 placarding requirements for chemical storage areas having been met. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. Building permits will be required for the improvements and will be required to meet fire code, which will be verified through the building permit review process. A grading and drainage plan may be required for the proposed new structures; all fire protection and emergency vehicle access standards met. These requirements will be applied as conditions of approval for the project. Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Referral response from the West Stanislaus Fire Protection District, dated November 14, 2023; Stanislaus County General Plan and Support Documentation[1].

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			**X**	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			**X**	

Discussion: The project is a request to establish a wholesale nursery and landscape contracting business on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. An 8.78± acre area is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes to maintain 4.58 acres of nursery stock and to construct 39,302 square feet of structures. Approximately 1.1± acres will be paved and developed with 25 parking stalls and 20 above ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and a 2.2± acre graveled area will be used to store up to ten work trucks with trailers, and ten pieces of heavy equipment (trenchers, skid steers, and mini-excavators). A 2,600± square-foot single-family dwelling is also proposed to be constructed on the property outside of the fenced area; however, this dwelling will be a rental housing and is not a part of the proposed nursery and landscape contracting operation. The balance of the property, approximately 31 acres, will

remain planted in orchard. The project site is currently enrolled in Williamson Act Contract No. 1971-95 and proposes to remain enrolled if the project is approved. The growing of nursery plants is considered to be n agricultural use.

The project proposes to operate Monday through Sunday, 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift: consisting of six administrative personnel, two nursery personnel, and seven landscape/maintenance employees.

The project site is located 0.5± miles south from the Moonshine Dairy. The surrounding area is composed of irrigated orchards, confined animal agriculture, and scattered ranchettes to the north, west, and south, and the San Joaquin River to the east. Surrounding parcels range from one to 167-acres in size; but are primarily characterized by 30 to 160-acre parcels in active agricultural production, and mostly enrolled in Williamson Act Contracts. There are no underlying lots from antiquated subdivisions in the area, and any undersized parcels are unlikely to develop new single-family dwelling due to the County's minimum parcel size requirement of one-acre to develop with a well and septic system. Future subdivision potential is also limited to the County's current General Agriculture (A-2-40, 40-Acre Minimum) zoning applied to the project site and broader surrounding area. The rest of the surrounding area is utilized for commercial agricultural and is planted in row crops, orchards, or used as dairies. Any non-agriculturally related development would be required to obtain land use entitlements prior to development, which would require additional environmental review, and would most likely not be supported due to being considered leap frog or pre-mature development unless it could be determined it is closely related to agriculture and would not negatively impact the surrounding area.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant. The project will not physically divide an established community. Development standards regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation[1].

[1]Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on April 5, 2016.

DATE: March 28, 2024

TO: Kristen Anaya, Stanislaus County Planning and Community Development Department

FROM: BaseCamp Environmental, Inc.

RE: PLN2023-0080
Westside Nursery/Landscape Facility

Dear Ms. Anaya,

This memorandum addresses comments made by the County to Advanced Design Group in an email dated January 12, 2024 regarding the evaluation of potential air quality impacts of the Westside Nursery/Landscape Facility project. The County issued these comments after consultation with the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The proposed project is located at the northwest corner of Villa Manucha Road and River Road, northeast of the City of Newman. The project proposes to develop approximately 8.98 acres of a 40.76-acre parcel as a nursery and a landscape contractor maintenance and storage facility. As proposed, the project would install approximately 2.33 acres of nursery planting immediately and 2.25 acres of nursery planting in the future. The project also proposes the construction of a maintenance building approximately 10,850 square feet, two storage buildings each approximately 11,200 square feet, an office approximately 2,475 square feet, and a mobile security structure approximately 1,000 square feet. These buildings would serve the needs of an existing landscaping contractor. To provide additional security, a residential dwelling of approximately 2,577 square feet would be constructed at the site entrance. The storage buildings are not planned for construction until 2033 and 2035; all other buildings are planned for construction in 2024. The project site has a County General Plan designation of General Agriculture and is zoned A-2, General Agriculture. The project is applying for a Use Permit for this facility.

Responses to the County comments are provided in the following sections. They are formatted in a manner that addresses comments typically received from the SJVAPCD in comment letters addressing proposed projects.

1. Project-Related Criteria Pollutant Emissions

BaseCamp Environmental prepared an estimate of the construction and operational emissions of the project using the California Emissions Estimator Model (CalEEMod), the model recommended by the SJVAPCD. In preparing the CalEEMod run, the modeling assumed full buildout of the project, and default trip generation rates were used. The default rates provide a conservative estimate of project emissions, as the actual vehicle trips the project would generate would be less. According to the project applicant, traffic associated with the facility would be generated by 16 employees working one shift, 5 customers, 2 delivery trucks, and 12 shipment trucks evenly divided between heavy-duty and non-heavy-duty trucks. Also, while two of the storage buildings are not planned for construction until 2033 and 2035, it is assumed for the CalEEMod run that all buildings would be constructed within one construction period, based on estimated construction time for each project component.

The results of the CalEEMod run for this project are attached to this memo as Exhibit A. A summary of the results is provided in the table below, along with the CEQA significance thresholds for the criteria pollutants as established by SJVAPCD in its *Guide for Assessing and Mitigating Air Quality Impacts.* Estimates are a total of the residential and non-residential components of the project.

	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Significance Thresholds (tons/year)[1]	**10**	**10**	**100**	**27**	**15**	**15**
Construction Emissions (tons/year)[2]	0.31	1.43	1.65	<0.01	0.28	0.11
Exceeds threshold?	*No*	*No*	*No*	*No*	*No*	*No*
Operational Emissions (tons/year)[3]	0.25	0.05	0.49	<0.01	0.10	0.03
Exceeds threshold?	*No*	*No*	*No*	*No*	*No*	*No*

[1] Applies to both construction and operational emissions.
[2] Maximum emissions in a calendar year.
[3] Annual emissions.

1a) Construction Emissions

As shown in the above table, project construction emissions would not exceed the SJVAPCD significance thresholds. The SJVAPCD ran separate CalEEMod runs for each planned construction phase for its ISR evaluation, focusing on NO_x and PM_{10} emissions. The total NO_x and PM_{10} emissions were 2.18 tons per year and 0.29 tons per year, respectively. While the project CalEEMod run had virtually the same figure for PM_{10} emissions, it had a lower figure for NO_x emissions. This can be explained in part by SJVAPCD's use of CalEEMod version 2020.4, while the project CalEEMod used version 2022.1, which has updated factors. Another reason is that SJVAPCD assumed the proposed security housing is like a single-family residence, while the project CalEEMod assumed this housing to be like a mobile home, which is a more accurate representation and is less impactful in both construction and operations.

The SJVAPCD typically suggests that counties advise project proponents with construction-related exhaust emissions and activities resulting in less-than-significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e., eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities. While project construction emissions would not exceed SJVAPCD thresholds, the following recommendations could be incorporated within the project to further reduce emissions:

- Tune and maintain all construction equipment to manufacturer's specifications.
- Use low-sulfur fuels or alternative fuels for construction equipment or use electrical equipment, whenever feasible.
- Limit idling of construction equipment and trucks to no longer than five minutes, in accordance with State regulations.
- Locate construction parking areas to minimize traffic interference.

- Provide adequate ingress, egress queuing storage areas at work sites and staging areas to minimize vehicle idling.

In addition, construction activities are required to comply with the requirements of SJVAPCD Regulation VIII, which contains measures to reduce fugitive dust emissions. Dust control provisions are also routinely included in construction contracts.

1b) Operational Emissions – Truck Routing

As shown in the above table, project operational emissions under the buildout scenario would not exceed the SJVAPCD significance thresholds. However, the SJVAPCD typically expresses concern about the routes heavy-duty trucks may take to and from the project, which may pass by residential communities and other sensitive receptors. Based on the layout of the area, project traffic would primarily travel on either River Road or Villa Manucha Road. On both roads, there are few residences or other sensitive receptors (i.e,, schools, care facilities) that could be affected by exposure to emissions from heavy-duty trucks.

A Facility Prioritization evaluation was conducted for the proposed project to determine if a Health Risk Assessment is necessary to evaluate the potential health risks of project-generated emissions to nearby sensitive receptors and make recommendations to reduce identified risks if necessary. The evaluation concluded that the project would pose no health risk that would require a Health Risk Assessment. Section 1d) below discusses the Facility Prioritization evaluation in more detail.

1c) Operational Emissions – Idling

The SJVAPCD typically expresses concern about emissions generated by idling trucks on the project site and their impacts on nearby sensitive receptors. There are residences adjacent to the project site that potentially could be affected by prolonged idling emissions. However, State regulations limit the time trucks are allowed to idle their vehicles, to no more than five minutes. Facility operators will be responsible for efforts to minimize truck idling, including posting of signage at entrances to the truck terminal regarding State idling requirements. Compliance with these regulations should minimize idling emissions impacts on these receptors. In addition, given the limited heavy-duty truck traffic that would be generated by the project, idling emissions are not expected to have a significant impact.

1d) Health Risk Screening/Assessment

The SJVAPCD typically recommends a screening that includes all sources of emissions that may have a significant health impact. As noted, a Facility Prioritization evaluation was conducted for the proposed project, the results of which are attached to this memo as Exhibit B. A model based on information from the California Air Pollution Control Officers Association (CAPCOA) is used to calculate a Facility Prioritization Score for each toxic air contaminant (TAC) anticipated to be emitted by a project. The main TAC of concern with the project is diesel particulate matter, a product primarily of diesel engine combustion. There would be much smaller amounts of toxic contaminants from employee vehicles. However, in terms of amounts and toxicity, the contribution to health risks from employee vehicles would be at least an order of magnitude lower. Therefore, the analysis was limited to diesel particulate matter emissions.

The results of the Facility Prioritization evaluation are summarized below, along with the screening criteria used to determine if a more detailed Health Risk Assessment would be required.

Screening Level Risk Metric	Maximum Project Risk	Significance Criteria
Cancer Risk	16.9	Score ≥ 20
Chronic Risk	0.0292	Score ≥ 1
Acute Risk	0	Score ≥ 1

The results demonstrate that screening level risks are below the thresholds of significance. The cancer risk score is estimated to equal 16.9 for all locations within 100 meters (328 feet) of the site, which includes the nearest sensitive receptor to the project site – the proposed residential dwelling. The results of the Facility Prioritization evaluation indicate that health risks associated with project operations would not not significant. Therefore, a formal refined Health Risk Assessment is not necessary. It should be noted that the nearest sensitive receptor beyond the proposed residential dwelling is a single-family residence approximately 330 meters south of the project site.

1e) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) is required by SJVAPCD for any development project with emissions that exceed 100 pounds per day. Based on the results of the CalEEMod run for the project, none of its operational pollutant emissions would exceed 100 pounds per day. The largest of the pollutant emissions, CO, would generate approximately 2.62 pounds per day. This estimate excludes Sundays, when the project would not be in operation. Therefore, an AAQA for the project is not required.

2. Charge Up! Electric Vehicle Charger

The SJVAPCD typically suggests that a County and the project proponent consider the feasibility of installing electric vehicle chargers for this project. The SJVAPCD noted that it offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers) to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The project proponent has considered the feasibility of installing electric vehicle charging stations as part of its Air Impact Assessment (AIA) application to SJVAPCD and has determined that compliance with the 2022 California Green Building Standards Code would be adequate.

3. District Rules and Regulations

3a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

The SJVAPCD typically notes that a project could be subject to SJVAPCD Rules 2010 and 2201 – Air Quality Permitting for Stationary Sources. Stationary sources include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. Rule 2010 requires operators of emission sources to obtain an Authority to Construct and a Permit to Operate, while Rule 2201 requires new and modified stationary sources

to mitigate their emissions using best available control technology. The project does not contain any components that would be subject to Rules 2010 and 2201.

3b) District Rule 9510 (Indirect Source Review)

SJVAPCD Rule 9510, also known as the Indirect Source Rule, requires projects that meet specified criteria to implement measures to reduce NOx and PM10 construction and operational emissions by specified percentages, either directly or through payment of an off-site fee. The proposed project to be subject to Rule 9510 requirements, because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of other space. In accordance with Rule 9510, the project applicant has submitted an AIA application to SJVAPCD. The application is currently under review.

3c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

The SJVAPCD has noted on previous comment letters that if an existing building will be renovated, partially demolished, or removed, the project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. The project will not renovate, partially demolish, or remove any existing buildings. Therefore, Rule 4002 would not apply to this project.

3d) District Regulation VIII (Fugitive PM10 Prohibitions)

As noted, the project would be required to comply with Regulation VIII, which controls fugitive dust emissions during construction activities. Compliance would include submittal of a Construction Notification Form and a Dust Control Plan, in accordance with SJVAPCD requirements, prior to commencing any earthmoving activities.

3e) Other District Rules and Regulations

The SJVAPCD has noted on previous comment letters that a project may be subject to District Rules 4102 (Nuisance), 4601 (Architectural Coatings), and 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). It is not expected that the project, given its characteristics and location, would generate emissions that would be considered a nuisance. The project, as necessary, would comply with Rule 4601 in the use of architectural coatings and Rule 4641 in the use of asphalt.

EXHIBIT A

CALEEMOD RESULTS FOR PROJECT

Westside Nursery Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Westside Nursery
Construction Start Date	6/1/2024
Operational Year	2035
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	23.6
Location	37.38795398873643, -121.0051780944781
County	Stanislaus
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2205
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.22

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	33.7	1000sqft	0.77	36,726	0.00	—	—	—
Single Family Housing	1.00	Dwelling Unit	0.32	2,577	11,713	—	3.00	—
General Light Industry	2.48	1000sqft	0.06	2,480	0.00	—	—	—
Mobile Home Park	1.00	Dwelling Unit	0.13	1,300	0.00	—	3.00	—
Other Asphalt Surfaces	2.22	Acre	2.22	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	4.83	Acre	4.83	0.00	0.00	—	—	—
Parking Lot	1.14	Acre	1.14	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

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Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Energy	E-1	Buildings Exceed 2019 Title 24 Building Envelope Energy Efficiency Standards
Water	W-7	Adopt a Water Conservation Strategy

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.	5.71	54.3	53.7	0.08	2.44	27.0	29.4	2.24	13.6	15.8	—	8,526	8,526	0.35	0.08	1.57	8,559

Mit.	5.71	54.3	53.7	0.08	2.44	10.7	13.1	2.24	5.33	7.58	—	8,526	8,526	0.35	0.08	1.57	8,559
% Reduced	—	—	—	—	—	60%	55%	—	61%	52%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	23.3	20.3	26.0	0.04	0.92	0.31	1.24	0.85	0.08	0.92	—	4,465	4,465	0.19	0.07	0.04	4,490
Mit.	23.3	20.3	26.0	0.04	0.92	0.31	1.24	0.85	0.08	0.92	—	4,465	4,465	0.19	0.07	0.04	4,490
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.72	7.83	9.06	0.01	0.35	1.19	1.54	0.32	0.58	0.90	—	1,646	1,646	0.07	0.03	0.24	1,656
Mit.	1.72	7.83	9.06	0.01	0.35	0.52	0.87	0.32	0.24	0.56	—	1,646	1,646	0.07	0.03	0.24	1,656
% Reduced	—	—	—	—	—	56%	44%	—	59%	38%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.31	1.43	1.65	< 0.005	0.06	0.22	0.28	0.06	0.11	0.16	—	273	273	0.01	< 0.005	0.04	274
Mit.	0.31	1.43	1.65	< 0.005	0.06	0.10	0.16	0.06	0.04	0.10	—	273	273	0.01	< 0.005	0.04	274
% Reduced	—	—	—	—	—	56%	44%	—	59%	38%	—	—	—	—	—	—	—

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	5.71	54.3	53.7	0.08	2.44	27.0	29.4	2.24	13.6	15.8	—	8,526	8,526	0.35	0.08	1.57	8,559

2025	1.21	10.7	14.1	0.02	0.43	0.17	0.61	0.40	0.04	0.44	—	2,692	2,692	0.11	0.05	0.98	2,709
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	23.3	20.3	26.0	0.04	0.92	0.31	1.24	0.85	0.08	0.92	—	4,465	4,465	0.19	0.07	0.04	4,490
2025	1.20	10.7	13.8	0.02	0.43	0.17	0.61	0.40	0.04	0.44	—	2,676	2,676	0.11	0.05	0.03	2,693
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.72	7.83	9.06	0.01	0.35	1.19	1.54	0.32	0.58	0.90	—	1,646	1,646	0.07	0.03	0.24	1,656
2025	0.34	3.04	3.94	0.01	0.12	0.05	0.17	0.11	0.01	0.13	—	762	762	0.03	0.01	0.12	766
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.31	1.43	1.65	< 0.005	0.06	0.22	0.28	0.06	0.11	0.16	—	273	273	0.01	< 0.005	0.04	274
2025	0.06	0.56	0.72	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	126	126	< 0.005	< 0.005	0.02	127

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	5.71	54.3	53.7	0.08	2.44	10.7	13.1	2.24	5.33	7.58	—	8,526	8,526	0.35	0.08	1.57	8,559
2025	1.21	10.7	14.1	0.02	0.43	0.17	0.61	0.40	0.04	0.44	—	2,692	2,692	0.11	0.05	0.98	2,709
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	23.3	20.3	26.0	0.04	0.92	0.31	1.24	0.85	0.08	0.92	—	4,465	4,465	0.19	0.07	0.04	4,490
2025	1.20	10.7	13.8	0.02	0.43	0.17	0.61	0.40	0.04	0.44	—	2,676	2,676	0.11	0.05	0.03	2,693
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.72	7.83	9.06	0.01	0.35	0.52	0.87	0.32	0.24	0.56	—	1,646	1,646	0.07	0.03	0.24	1,656

2025	0.34	3.04	3.94	0.01	0.12	0.05	0.17	0.11	0.01	0.13	—	762	762	0.03	0.01	0.12	766
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.31	1.43	1.65	< 0.005	0.06	0.10	0.16	0.06	0.04	0.10	—	273	273	0.01	< 0.005	0.04	274
2025	0.06	0.56	0.72	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	126	126	< 0.005	< 0.005	0.02	127

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.	1.61	0.33	4.44	0.01	0.05	0.63	0.67	0.04	0.16	0.20	41.2	1,020	1,062	3.71	0.07	1.52	1,177
Mit.	1.61	0.33	4.44	0.01	0.05	0.63	0.67	0.04	0.16	0.20	38.0	1,013	1,051	3.38	0.06	1.52	1,155
% Reduced	—	1%	< 0.5%	—	—	—	—	—	—	—	8%	1%	1%	9%	11%	—	2%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.30	0.35	2.22	0.01	0.04	0.63	0.67	0.04	0.16	0.20	41.2	962	1,003	3.72	0.07	0.70	1,118
Mit.	1.30	0.34	2.21	0.01	0.04	0.63	0.67	0.04	0.16	0.20	38.0	954	992	3.38	0.06	0.70	1,096
% Reduced	—	1%	< 0.5%	—	—	—	—	—	—	—	8%	1%	1%	9%	11%	—	2%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.39	0.30	2.69	0.01	0.02	0.53	0.55	0.02	0.13	0.15	37.0	886	923	3.69	0.07	0.98	1,036
Mit.	1.39	0.29	2.68	0.01	0.02	0.53	0.55	0.02	0.13	0.15	33.7	878	912	3.36	0.06	0.98	1,014
% Reduced	—	1%	< 0.5%	—	—	—	—	—	—	—	9%	1%	1%	9%	12%	—	2%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.25	0.05	0.49	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	6.12	147	153	0.61	0.01	0.16	172
Mit.	0.25	0.05	0.49	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	5.59	145	151	0.56	0.01	0.16	168
% Reduced	< 0.5%	1%	< 0.5%	< 0.5%	1%	—	< 0.5%	1%	—	< 0.5%	9%	1%	1%	9%	12%	—	2%

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	0.26	0.21	2.32	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	613	613	0.02	0.03	0.84	622
Area	1.35	0.03	2.05	< 0.005	0.04	—	0.04	0.03	—	0.03	5.43	17.8	23.3	0.03	< 0.005	—	24.0
Energy	0.01	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	374	374	0.05	0.01	—	377
Water	—	—	—	—	—	—	—	—	—	—	16.2	15.6	31.8	1.66	0.04	—	85.2
Waste	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	1.61	0.33	4.44	0.01	0.05	0.63	0.67	0.04	0.16	0.20	41.2	1,020	1,062	3.71	0.07	1.52	1,177
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.23	0.24	1.91	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	562	562	0.02	0.03	0.02	571
Area	1.06	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Energy	0.01	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	374	374	0.05	0.01	—	377
Water	—	—	—	—	—	—	—	—	—	—	16.2	15.6	31.8	1.66	0.04	—	85.2
Waste	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	1.30	0.35	2.22	0.01	0.04	0.63	0.67	0.04	0.16	0.20	41.2	962	1,003	3.72	0.07	0.70	1,118

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.19	1.66	< 0.005	< 0.005	0.53	0.53	< 0.005	0.13	0.14	—	491	491	0.02	0.02	0.31	498
Area	1.18	0.01	0.95	< 0.005	0.01	—	0.01	0.01	—	0.01	1.22	5.97	7.19	0.01	< 0.005	—	7.35
Energy	0.01	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	374	374	0.05	0.01	—	377
Water	—	—	—	—	—	—	—	—	—	—	16.2	15.6	31.8	1.66	0.04	—	85.2
Waste	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	1.39	0.30	2.69	0.01	0.02	0.53	0.55	0.02	0.13	0.15	37.0	886	923	3.69	0.07	0.98	1,036
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.04	0.03	0.30	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	81.2	81.2	< 0.005	< 0.005	0.05	82.4
Area	0.22	< 0.005	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.20	0.99	1.19	< 0.005	< 0.005	—	1.22
Energy	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.9	61.9	0.01	< 0.005	—	62.3
Water	—	—	—	—	—	—	—	—	—	—	2.68	2.58	5.26	0.28	0.01	—	14.1
Waste	—	—	—	—	—	—	—	—	—	—	3.24	0.00	3.24	0.32	0.00	—	11.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.25	0.05	0.49	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	6.12	147	153	0.61	0.01	0.16	172

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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	0.26	0.21	2.32	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	613	613	0.02	0.03	0.84	622
Area	1.35	0.03	2.05	< 0.005	0.04	—	0.04	0.03	—	0.03	5.43	17.8	23.3	0.03	< 0.005	—	24.0
Energy	0.01	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	369	369	0.05	0.01	—	372
Water	—	—	—	—	—	—	—	—	—	—	13.0	12.5	25.4	1.33	0.03	—	68.2

Waste	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	1.61	0.33	4.44	0.01	0.05	0.63	0.67	0.04	0.16	0.20	38.0	1,013	1,051	3.38	0.06	1.52	1,155
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.23	0.24	1.91	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	562	562	0.02	0.03	0.02	571
Area	1.06	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Energy	0.01	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	369	369	0.05	0.01	—	372
Water	—	—	—	—	—	—	—	—	—	—	13.0	12.5	25.4	1.33	0.03	—	68.2
Waste	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	1.30	0.34	2.21	0.01	0.04	0.63	0.67	0.04	0.16	0.20	38.0	954	992	3.38	0.06	0.70	1,096
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.19	1.66	< 0.005	< 0.005	0.53	0.53	< 0.005	0.13	0.14	—	491	491	0.02	0.02	0.31	498
Area	1.18	0.01	0.95	< 0.005	0.01	—	0.01	0.01	—	0.01	1.22	5.97	7.19	0.01	< 0.005	—	7.35
Energy	0.01	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	369	369	0.05	0.01	—	372
Water	—	—	—	—	—	—	—	—	—	—	13.0	12.5	25.4	1.33	0.03	—	68.2
Waste	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	1.39	0.29	2.68	0.01	0.02	0.53	0.55	0.02	0.13	0.15	33.7	878	912	3.36	0.06	0.98	1,014
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.04	0.03	0.30	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	81.2	81.2	< 0.005	< 0.005	0.05	82.4
Area	0.22	< 0.005	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.20	0.99	1.19	< 0.005	< 0.005	—	1.22
Energy	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.1	61.1	0.01	< 0.005	—	61.6
Water	—	—	—	—	—	—	—	—	—	—	2.15	2.07	4.21	0.22	0.01	—	11.3
Waste	—	—	—	—	—	—	—	—	—	—	3.24	0.00	3.24	0.32	0.00	—	11.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

Total	0.25	0.05	0.49	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	5.59	145	151	0.56	0.01	0.16	168

3. Construction Emissions Details

3.1. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	1.48	1.35	< 0.005	0.07	—	0.07	0.06	—	0.06	—	218	218	0.01	< 0.005	—	218
Dust From Material Movement	—	—	—	—	—	0.81	0.81	—	0.42	0.42	—	—	—	—	—	—	—
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.27	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	—	36.0	36.0	< 0.005	< 0.005	—	36.2
Dust From Material Movement	—	—	—	—	—	0.15	0.15	—	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.06	1.03	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	146	146	0.01	0.01	0.63	149
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.53	5.53	< 0.005	< 0.005	0.01	5.62
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	—	0.92	0.92	< 0.005	< 0.005	< 0.005	0.93
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

3.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	—	—	—	—	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	1.48	1.35	< 0.005	0.07	—	0.07	0.06	—	0.06	—	218	218	0.01	< 0.005	—	218
Dust From Material Movement	—	—	—	—	—	0.32	0.32	—	0.16	0.16	—	—	—	—	—	—	—
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	0.27	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	—	36.0	36.0	< 0.005	< 0.005	—	36.2
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.06	1.03	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	146	146	0.01	0.01	0.63	149
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.53	5.53	< 0.005	< 0.005	0.01	5.62
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	—	0.92	0.92	< 0.005	< 0.005	< 0.005	0.93
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

3.3. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.75	0.77	< 0.005	0.03	—	0.03	0.03	—	0.03	—	122	122	< 0.005	< 0.005	—	122
Dust From Material Movement	—	—	—	—	—	0.29	0.29	—	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	0.14	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.1	20.1	< 0.005	< 0.005	—	20.2
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.88	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	125	125	0.01	< 0.005	0.54	128
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

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.74	4.74	< 0.005	< 0.005	0.01	4.82
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	—	0.78	0.78	< 0.005	< 0.005	< 0.005	0.80
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. Grading (2024) - Mitigated

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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	1.90	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	—	—	—	—	—	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.75	0.77	< 0.005	0.03	—	0.03	0.03	—	0.03	—	122	122	< 0.005	< 0.005	—	122
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	0.01	0.14	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.1	20.1	< 0.005	< 0.005	—	20.2
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.88	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	125	125	0.01	< 0.005	0.54	128
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.74	4.74	< 0.005	< 0.005	0.01	4.82
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	—	0.78	0.78	< 0.005	< 0.005	< 0.005	0.80
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. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
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	0.55	5.11	5.98	0.01	0.23	—	0.23	0.21	—	0.21	—	1,092	1,092	0.04	0.01	—	1,096
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	0.10	0.93	1.09	< 0.005	0.04	—	0.04	0.04	—	0.04	—	181	181	0.01	< 0.005	—	181
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	0.09	0.06	1.03	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	147	147	0.01	0.01	0.63	149
Vendor	0.01	0.21	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	153	153	< 0.005	0.02	0.41	160
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	0.08	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	133
Vendor	0.01	0.23	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	153	153	< 0.005	0.02	0.01	160
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	0.03	0.03	0.37	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	61.4	61.4	< 0.005	< 0.005	0.12	62.4
Vendor	< 0.005	0.10	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	69.7	69.7	< 0.005	0.01	0.08	73.0
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	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	0.02	10.3
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.01	12.1
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. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
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	0.55	5.11	5.98	0.01	0.23	—	0.23	0.21	—	0.21	—	1,092	1,092	0.04	0.01	—	1,096
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	0.10	0.93	1.09	< 0.005	0.04	—	0.04	0.04	—	0.04	—	181	181	0.01	< 0.005	—	181
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	0.09	0.06	1.03	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	147	147	0.01	0.01	0.63	149
Vendor	0.01	0.21	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	153	153	< 0.005	0.02	0.41	160
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	0.08	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	133
Vendor	0.01	0.23	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	153	153	< 0.005	0.02	0.01	160
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	0.03	0.03	0.37	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	61.4	61.4	< 0.005	< 0.005	0.12	62.4
Vendor	< 0.005	0.10	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	69.7	69.7	< 0.005	0.01	0.08	73.0
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	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	0.02	10.3
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.01	12.1
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 (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	0.32	2.97	3.71	0.01	0.12	—	0.12	0.11	—	0.11	—	681	681	0.03	0.01	—	684
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	0.06	0.54	0.68	< 0.005	0.02	—	0.02	0.02	—	0.02	—	113	113	< 0.005	< 0.005	—	113
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	0.08	0.05	0.95	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	144	144	0.01	0.01	0.57	146
Vendor	0.01	0.20	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	150	150	< 0.005	0.02	0.41	157
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	0.07	0.07	0.73	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	128	128	< 0.005	0.01	0.01	130
Vendor	0.01	0.22	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	150	150	< 0.005	0.02	0.01	157
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	0.02	0.21	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.5	37.5	< 0.005	< 0.005	0.07	38.1
Vendor	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	42.7	42.7	< 0.005	0.01	0.05	44.7

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	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.21	6.21	< 0.005	< 0.005	0.01	6.31
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.07	7.07	< 0.005	< 0.005	0.01	7.40
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 (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	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	0.32	2.97	3.71	0.01	0.12	—	0.12	0.11	—	0.11	—	681	681	0.03	0.01	—	684
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	0.06	0.54	0.68	< 0.005	0.02	—	0.02	0.02	—	0.02	—	113	113	< 0.005	< 0.005	—	113
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	0.08	0.05	0.95	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	144	144	0.01	0.01	0.57	146
Vendor	0.01	0.20	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	150	150	< 0.005	0.02	0.41	157
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	0.07	0.07	0.73	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	128	128	< 0.005	0.01	0.01	130
Vendor	0.01	0.22	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	150	150	< 0.005	0.02	0.01	157
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	0.02	0.21	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.5	37.5	< 0.005	< 0.005	0.07	38.1
Vendor	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	42.7	42.7	< 0.005	0.01	0.05	44.7
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	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.21	6.21	< 0.005	< 0.005	0.01	6.31
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.07	7.07	< 0.005	< 0.005	0.01	7.40
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. Paving (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	0.85	7.81	10.0	0.01	0.39	—	0.39	0.36	—	0.36	—	1,512	1,512	0.06	0.01	—	1,517
Paving	0.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.03	0.32	0.41	< 0.005	0.02	—	0.02	0.01	—	0.01	—	62.1	62.1	< 0.005	< 0.005	—	62.3
Paving	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	10.3	10.3	< 0.005	< 0.005	—	10.3
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	0.06	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	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.74	4.74	< 0.005	< 0.005	0.01	4.82
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	—	0.78	0.78	< 0.005	< 0.005	< 0.005	0.80
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

3.10. Paving (2024) - Mitigated

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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	0.85	7.81	10.0	0.01	0.39	—	0.39	0.36	—	0.36	—	1,512	1,512	0.06	0.01	—	1,517
Paving	0.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.03	0.32	0.41	< 0.005	0.02	—	0.02	0.01	—	0.01	—	62.1	62.1	< 0.005	< 0.005	—	62.3
Paving	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	10.3	10.3	< 0.005	< 0.005	—	10.3
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	0.06	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	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.74	4.74	< 0.005	< 0.005	0.01	4.82
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	—	0.78	0.78	< 0.005	< 0.005	< 0.005	0.80
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

3.11. Architectural Coating (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	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	20.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.49	5.49	< 0.005	< 0.005	—	5.51
Architectural Coatings	0.84	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.91	0.91	< 0.005	< 0.005	—	0.91
Architectural Coatings	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	0.02	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.2	26.2	< 0.005	< 0.005	< 0.005	26.6
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	—	1.11	1.11	< 0.005	< 0.005	< 0.005	1.13
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	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.19
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

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3.12. Architectural Coating (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	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	20.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.49	5.49	< 0.005	< 0.005	—	5.51
Architectural Coatings	0.84	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.91	0.91	< 0.005	< 0.005	—	0.91
Architectural Coatings	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.2	26.2	< 0.005	< 0.005	< 0.005	26.6

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	—	1.11	1.11	< 0.005	< 0.005	< 0.005	1.13
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	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.19
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	0.19	0.16	1.70	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	449	449	0.01	0.02	0.63	455
Single Family Housing	0.01	0.01	0.17	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	45.8	45.8	< 0.005	< 0.005	0.05	46.2

General Light Industry	0.04	0.03	0.32	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.02	—	85.8	85.8	< 0.005	< 0.005	0.12	87.1
Mobile Home Park	0.01	0.01	0.12	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	33.0	33.0	< 0.005	< 0.005	0.05	33.5
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
Parking Lot	0.00	0.00	0.00	0.00	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	0.26	0.21	2.32	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	613	613	0.02	0.03	0.84	622
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.18	0.18	1.41	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	412	412	0.02	0.02	0.02	419
Single Family Housing	0.01	0.01	0.13	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	40.4	40.4	< 0.005	< 0.005	< 0.005	40.7
General Light Industry	0.03	0.03	0.27	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.02	—	78.8	78.8	< 0.005	< 0.005	< 0.005	80.1
Mobile Home Park	0.01	0.01	0.10	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	30.4	30.4	< 0.005	< 0.005	< 0.005	30.9
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
Parking Lot	0.00	0.00	0.00	0.00	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	0.23	0.24	1.91	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	562	562	0.02	0.03	0.02	571
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.03	0.03	0.23	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	59.8	59.8	< 0.005	< 0.005	0.04	60.8
Single Family Housing	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	6.76	6.76	< 0.005	< 0.005	< 0.005	6.82
General Light Industry	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	10.3	10.3	< 0.005	< 0.005	0.01	10.5
Mobile Home Park	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	4.35	4.35	< 0.005	< 0.005	< 0.005	4.42
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
Parking Lot	0.00	0.00	0.00	0.00	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	0.04	0.03	0.30	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	81.2	81.2	< 0.005	< 0.005	0.05	82.4

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	0.19	0.16	1.70	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	449	449	0.01	0.02	0.63	455
Single Family Housing	0.01	0.01	0.17	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	45.8	45.8	< 0.005	< 0.005	0.05	46.2
General Light Industry	0.04	0.03	0.32	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.02	—	85.8	85.8	< 0.005	< 0.005	0.12	87.1
Mobile Home Park	0.01	0.01	0.12	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	33.0	33.0	< 0.005	< 0.005	0.05	33.5
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
Parking Lot	0.00	0.00	0.00	0.00	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	0.26	0.21	2.32	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	613	613	0.02	0.03	0.84	622
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.18	0.18	1.41	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	412	412	0.02	0.02	0.02	419
Single Family Housing	0.01	0.01	0.13	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	40.4	40.4	< 0.005	< 0.005	< 0.005	40.7

General Light Industry	0.03	0.03	0.27	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.02	—	78.8	78.8	< 0.005	< 0.005	< 0.005	80.1
Mobile Home Park	0.01	0.01	0.10	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	30.4	30.4	< 0.005	< 0.005	< 0.005	30.9
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
Parking Lot	0.00	0.00	0.00	0.00	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	0.23	0.24	1.91	0.01	< 0.005	0.63	0.63	< 0.005	0.16	0.16	—	562	562	0.02	0.03	0.02	571
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.03	0.03	0.23	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	59.8	59.8	< 0.005	< 0.005	0.04	60.8
Single Family Housing	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	6.76	6.76	< 0.005	< 0.005	< 0.005	6.82
General Light Industry	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	10.3	10.3	< 0.005	< 0.005	0.01	10.5
Mobile Home Park	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	4.35	4.35	< 0.005	< 0.005	< 0.005	4.42
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

Parking Lot	0.00	0.00	0.00	0.00	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	0.04	0.03	0.30	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	81.2	81.2	< 0.005	< 0.005	0.05	82.4

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	—	—	—	—	—	—	—	—	—	—	—	214	214	0.03	< 0.005	—	216
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.76	4.76	< 0.005	< 0.005	—	4.81
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	14.3	14.3	< 0.005	< 0.005	—	14.5
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	3.82	3.82	< 0.005	< 0.005	—	3.86
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	24.3	24.3	< 0.005	< 0.005	—	24.6

Total	—	—	—	—	—	—	—	—	—	—	—	261	261	0.04	0.01	—	264
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	214	214	0.03	< 0.005	—	216
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.76	4.76	< 0.005	< 0.005	—	4.81
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	14.3	14.3	< 0.005	< 0.005	—	14.5
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	3.82	3.82	< 0.005	< 0.005	—	3.86
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	24.3	24.3	< 0.005	< 0.005	—	24.6
Total	—	—	—	—	—	—	—	—	—	—	—	261	261	0.04	0.01	—	264
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	35.5	35.5	0.01	< 0.005	—	35.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.79	0.79	< 0.005	< 0.005	—	0.80

General Light Industry	—	—	—	—	—	—	—	—	—	—	—	2.37	2.37	< 0.005	< 0.005	—	2.39
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	0.63	0.63	< 0.005	< 0.005	—	0.64
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	4.02	4.02	< 0.005	< 0.005	—	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	43.3	43.3	0.01	< 0.005	—	43.7

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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	—	—	—	—	—	—	—	—	—	—	—	213	213	0.03	< 0.005	—	215
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.75	4.75	< 0.005	< 0.005	—	4.79
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	14.2	14.2	< 0.005	< 0.005	—	14.3

Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	3.80	3.80	< 0.005	< 0.005	—	3.84
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	24.3	24.3	< 0.005	< 0.005	—	24.6
Total	—	—	—	—	—	—	—	—	—	—	—	260	260	0.04	0.01	—	262
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	213	213	0.03	< 0.005	—	215
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	4.75	4.75	< 0.005	< 0.005	—	4.79
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	14.2	14.2	< 0.005	< 0.005	—	14.3
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	3.80	3.80	< 0.005	< 0.005	—	3.84
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

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	24.3	24.3	< 0.005	< 0.005	—	24.6
Total	—	—	—	—	—	—	—	—	—	—	—	260	260	0.04	0.01	—	262
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	35.2	35.2	0.01	< 0.005	—	35.6
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.79	0.79	< 0.005	< 0.005	—	0.79
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	2.35	2.35	< 0.005	< 0.005	—	2.37
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	0.63	0.63	< 0.005	< 0.005	—	0.64
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	4.02	4.02	< 0.005	< 0.005	—	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	43.0	43.0	0.01	< 0.005	—	43.5

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefriger Warehouse-No Rail	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	65.4	65.4	0.01	< 0.005	—	65.6
Single Family Housing	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.32	9.32	< 0.005	< 0.005	—	9.35
General Light Industry	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	33.0	33.0	< 0.005	< 0.005	—	33.0
Mobile Home Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.61	4.61	< 0.005	< 0.005	—	4.62
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
Parking Lot	0.00	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	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	112	112	0.01	< 0.005	—	113
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	65.4	65.4	0.01	< 0.005	—	65.6
Single Family Housing	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.32	9.32	< 0.005	< 0.005	—	9.35
General Light Industry	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	33.0	33.0	< 0.005	< 0.005	—	33.0

Mobile Home Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.61	4.61	< 0.005	< 0.005	—	4.62
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
Parking Lot	0.00	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	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	112	112	0.01	< 0.005	—	113
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.8	10.8	< 0.005	< 0.005	—	10.9
Single Family Housing	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.54	1.54	< 0.005	< 0.005	—	1.55
General Light Industry	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.46	5.46	< 0.005	< 0.005	—	5.47
Mobile Home Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
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
Parking Lot	0.00	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	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.6	18.6	< 0.005	< 0.005	—	18.6

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	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	63.0	63.0	0.01	< 0.005	—	63.2
Single Family Housing	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.90	8.90	< 0.005	< 0.005	—	8.93
General Light Industry	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7	32.7	< 0.005	< 0.005	—	32.8
Mobile Home Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.41	4.41	< 0.005	< 0.005	—	4.42
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
Parking Lot	0.00	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	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	109	109	0.01	< 0.005	—	109
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	63.0	63.0	0.01	< 0.005	—	63.2
Single Family Housing	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.90	8.90	< 0.005	< 0.005	—	8.93
General Light Industry	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7	32.7	< 0.005	< 0.005	—	32.8
Mobile Home Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.41	4.41	< 0.005	< 0.005	—	4.42
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
Parking Lot	0.00	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	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	109	109	0.01	< 0.005	—	109
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.4	10.4	< 0.005	< 0.005	—	10.5
Single Family Housing	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.47	1.47	< 0.005	< 0.005	—	1.48
General Light Industry	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.41	5.41	< 0.005	< 0.005	—	5.42

Mobile Home Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.73	0.73	< 0.005	< 0.005	—	0.73
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
Parking Lot	0.00	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	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.1	18.1	< 0.005	< 0.005	—	18.1

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.03	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Consumer Products	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.29	0.02	1.82	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Total	1.35	0.03	2.05	< 0.005	0.04	—	0.04	0.03	—	0.03	5.43	17.8	23.3	0.03	< 0.005	—	24.0

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.03	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Consumer Products	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.20	0.39	0.59	< 0.005	< 0.005	—	0.62
Consumer Products	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.60	0.60	< 0.005	< 0.005	—	0.60
Total	0.22	< 0.005	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.20	0.99	1.19	< 0.005	< 0.005	—	1.22

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.03	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6

Consumer	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.29	0.02	1.82	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Total	1.35	0.03	2.05	< 0.005	0.04	—	0.04	0.03	—	0.03	5.43	17.8	23.3	0.03	< 0.005	—	24.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.03	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Consumer Products	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.01	0.23	< 0.005	0.03	—	0.03	0.03	—	0.03	5.43	10.5	16.0	0.03	< 0.005	—	16.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.20	0.39	0.59	< 0.005	< 0.005	—	0.62
Consumer Products	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.60	0.60	< 0.005	< 0.005	—	0.60
Total	0.22	< 0.005	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.20	0.99	1.19	< 0.005	< 0.005	—	1.22

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	—	—	—	—	—	—	—	—	—	—	14.9	14.2	29.2	1.53	0.04	—	78.5
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.08	0.27	0.34	0.01	< 0.005	—	0.60
General Light Industry	—	—	—	—	—	—	—	—	—	—	1.10	1.04	2.14	0.11	< 0.005	—	5.77
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.08	0.07	0.15	0.01	< 0.005	—	0.40
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	16.2	15.6	31.8	1.66	0.04	—	85.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefriger Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	14.9	14.2	29.2	1.53	0.04	—	78.5
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.08	0.27	0.34	0.01	< 0.005	—	0.60
General Light Industry	—	—	—	—	—	—	—	—	—	—	1.10	1.04	2.14	0.11	< 0.005	—	5.77
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.08	0.07	0.15	0.01	< 0.005	—	0.40
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	16.2	15.6	31.8	1.66	0.04	—	85.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	2.47	2.35	4.83	0.25	0.01	—	13.0
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.01	0.04	0.06	< 0.005	< 0.005	—	0.10
General Light Industry	—	—	—	—	—	—	—	—	—	—	0.18	0.17	0.35	0.02	< 0.005	—	0.96
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.01	0.01	0.02	< 0.005	< 0.005	—	0.07

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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.68	2.58	5.26	0.28	0.01	—	14.1

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	—	—	—	—	—	—	—	—	—	—	12.0	11.4	23.3	1.23	0.03	—	62.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.06	0.21	0.27	0.01	< 0.005	—	0.48
General Light Industry	—	—	—	—	—	—	—	—	—	—	0.88	0.84	1.72	0.09	< 0.005	—	4.62
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.06	0.06	0.12	0.01	< 0.005	—	0.32
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	13.0	12.5	25.4	1.33	0.03	—	68.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	12.0	11.4	23.3	1.23	0.03	—	62.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.06	0.21	0.27	0.01	< 0.005	—	0.48
General Light Industry	—	—	—	—	—	—	—	—	—	—	0.88	0.84	1.72	0.09	< 0.005	—	4.62
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.06	0.06	0.12	0.01	< 0.005	—	0.32
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	13.0	12.5	25.4	1.33	0.03	—	68.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	—	—	—	—	—	—	—	—	—	—	1.98	1.88	3.86	0.20	< 0.005	—	10.4
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.01	0.04	0.05	< 0.005	< 0.005	—	0.08
General Light Industry	—	—	—	—	—	—	—	—	—	—	0.15	0.14	0.28	0.01	< 0.005	—	0.76
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.01	0.01	0.02	< 0.005	< 0.005	—	0.05
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.15	2.07	4.21	0.22	0.01	—	11.3

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	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.44	0.00	0.44	0.04	0.00	—	1.55
General Light Industry	—	—	—	—	—	—	—	—	—	—	1.66	0.00	1.66	0.17	0.00	—	5.80
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.38	0.00	0.38	0.04	0.00	—	1.32
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.44	0.00	0.44	0.04	0.00	—	1.55
General Light Industry	—	—	—	—	—	—	—	—	—	—	1.66	0.00	1.66	0.17	0.00	—	5.80

Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.38	0.00	0.38	0.04	0.00	—	1.32
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.07	0.00	0.07	0.01	0.00	—	0.26
General Light Industry	—	—	—	—	—	—	—	—	—	—	0.27	0.00	0.27	0.03	0.00	—	0.96
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.06	0.00	0.06	0.01	0.00	—	0.22
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.24	0.00	3.24	0.32	0.00	—	11.3

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	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.44	0.00	0.44	0.04	0.00	—	1.55
General Light Industry	—	—	—	—	—	—	—	—	—	—	1.66	0.00	1.66	0.17	0.00	—	5.80
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.38	0.00	0.38	0.04	0.00	—	1.32
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.44	0.00	0.44	0.04	0.00	—	1.55
General Light Industry	—	—	—	—	—	—	—	—	—	—	1.66	0.00	1.66	0.17	0.00	—	5.80
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.38	0.00	0.38	0.04	0.00	—	1.32
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	19.6	0.00	19.6	1.96	0.00	—	68.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.07	0.00	0.07	0.01	0.00	—	0.26
General Light Industry	—	—	—	—	—	—	—	—	—	—	0.27	0.00	0.27	0.03	0.00	—	0.96

Mobile Home Park	—	—	—	—	—	—	—	—	—	—	0.06	0.00	0.06	0.01	0.00	—	0.22
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
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.24	0.00	3.24	0.32	0.00	—	11.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.65	0.65
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.65	0.65
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

135

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.65	0.65

Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.65	0.65
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

136

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)

Equipme 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

137

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	6/1/2024	6/18/2024	6.00	15.0	—
Grading	Grading	6/18/2024	7/4/2024	6.00	15.0	—
Building Construction	Building Construction	6/21/2024	5/1/2025	6.00	270	—
Paving	Paving	11/9/2024	11/26/2024	6.00	15.0	—
Architectural Coating	Architectural Coating	11/17/2024	12/4/2024	6.00	15.0	—

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

Site Preparation	Tractors/Loaders/Backh	Diesel	Average	4.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
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/Backh oes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
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	Tractors/Loaders/Backh oes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

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5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Tractors/Loaders/Backh oes	Diesel	Average	4.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
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/Backh oes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
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	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

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Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
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	17.5	10.8	LDA,LDT1,LDT2
Building Construction	Vendor	6.64	7.17	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	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	3.51	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

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Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
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	17.5	10.8	LDA,LDT1,LDT2
Building Construction	Vendor	6.64	7.17	HHDT,MHDT

Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	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	3.51	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

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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	7,851	2,617	58,809	19,603	21,405

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	22.5	0.00	—

Grading	—	—	15.0	0.00	—
Paving	0.00	0.00	0.00	0.00	8.20

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%
Single Family Housing	0.01	0%
General Light Industry	0.00	0%
Mobile Home Park	—	0%
Other Asphalt Surfaces	2.22	100%
Other Non-Asphalt Surfaces	4.83	0%
Parking Lot	1.14	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	204	0.03	< 0.005
2025	0.00	204	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	64.3	64.3	0.00	20,111	629	629	0.00	196,883

Single Family Housing	9.44	9.54	8.55	3,404	87.4	88.4	79.2	31,532
General Light Industry	12.3	4.94	0.00	3,464	120	48.3	0.00	33,915
Mobile Home Park	5.00	4.61	0.00	1,544	46.3	42.7	0.00	14,300
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
Parking Lot	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	64.3	64.3	0.00	20,111	629	629	0.00	196,883
Single Family Housing	9.44	9.54	8.55	3,404	87.4	88.4	79.2	31,532
General Light Industry	12.3	4.94	0.00	3,464	120	48.3	0.00	33,915
Mobile Home Park	5.00	4.61	0.00	1,544	46.3	42.7	0.00	14,300
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
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Mobile Home Park	—
Wood Fireplaces	0
Gas Fireplaces	1
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

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Hearth Type	Unmitigated (number)
Mobile Home Park	—
Wood Fireplaces	0
Gas Fireplaces	1
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

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)
7850.924999999999	2,617	58,809	19,603	21,405

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	383,224	204	0.0330	0.0040	204,007
Single Family Housing	8,526	204	0.0330	0.0040	29,090
General Light Industry	25,618	204	0.0330	0.0040	102,817
Mobile Home Park	6,841	204	0.0330	0.0040	14,374
Other Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Parking Lot	43,501	204	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	380,923	204	0.0330	0.0040	196,676
Single Family Housing	8,495	204	0.0330	0.0040	27,784
General Light Industry	25,387	204	0.0330	0.0040	101,955
Mobile Home Park	6,803	204	0.0330	0.0040	13,765
Other Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Parking Lot	43,501	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

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5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	7,798,906	0.00
Single Family Housing	39,918	197,723
General Light Industry	573,500	0.00
Mobile Home Park	39,918	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	6,239,125	0.00

Single Family Housing	31,935	158,178
General Light Industry	458,800	0.00
Mobile Home Park	31,935	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Parking Lot	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	31.7	—
Single Family Housing	0.82	—
General Light Industry	3.08	—
Mobile Home Park	0.70	—
Other Asphalt Surfaces	0.00	—
Other Non-Asphalt Surfaces	0.00	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	31.7	—
Single Family Housing	0.82	—
General Light Industry	3.08	—
Mobile Home Park	0.70	—
Other Asphalt Surfaces	0.00	—
Other Non-Asphalt Surfaces	0.00	—

Parking Lot	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
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
General Light Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Mobile Home Park	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Mobile Home Park	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
General Light Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Mobile Home Park	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0

Mobile Home Park	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

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

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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	22.2	annual days of extreme heat
Extreme Precipitation	1.30	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.

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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	57.1
AQ-PM	28.2
AQ-DPM	7.31
Drinking Water	95.9
Lead Risk Housing	86.3

Pesticides	84.3
Toxic Releases	8.38
Traffic	24.4
Effect Indicators	—
CleanUp Sites	84.6
Groundwater	92.4
Haz Waste Facilities/Generators	0.00
Impaired Water Bodies	98.1
Solid Waste	95.3
Sensitive Population	—
Asthma	53.4
Cardio-vascular	65.3
Low Birth Weights	1.17
Socioeconomic Factor Indicators	—
Education	84.5
Housing	14.7
Linguistic	59.8
Poverty	80.0
Unemployment	89.2

160

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	13.83292699
Employed	7.583728988
Median HI	15.07763377

Education	—
Bachelor's or higher	8.520467086
High school enrollment	100
Preschool enrollment	8.17400231
Transportation	—
Auto Access	60.64416784
Active commuting	6.159373797
Social	—
2-parent households	74.88771975
Voting	57.73129732
Neighborhood	—
Alcohol availability	79.93070704
Park access	4.542538175
Retail density	0.654433466
Supermarket access	2.399589375
Tree canopy	68.20223277
Housing	—
Homeownership	38.16245348
Housing habitability	55.99897344
Low-inc homeowner severe housing cost burden	84.83254202
Low-inc renter severe housing cost burden	94.96984473
Uncrowded housing	9.970486334
Health Outcomes	—
Insured adults	3.002694726
Arthritis	0.0
Asthma ER Admissions	44.9
High Blood Pressure	0.0

Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	81.4
Cognitively Disabled	72.6
Physically Disabled	28.8
Heart Attack ER Admissions	59.0
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.1
SLR Inundation Area	0.0
Children	6.8
Elderly	63.3
English Speaking	17.5
Foreign-born	74.1
Outdoor Workers	1.0

Climate Change Adaptive Capacity	—
Impervious Surface Cover	96.4
Traffic Density	15.5
Traffic Access	0.0
Other Indices	—
Hardship	92.5
Other Decision Support	—
2016 Voting	78.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	73.0
Healthy Places Index Score for Project Location (b)	13.0
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

Screen	Justification
Construction: Construction Phases	Compressed phased construction schedule.
Land Use	Per project description. Security housing considered equivalent of mobile home.
Operations: Vehicle Data	Nursery not open on Sundays.
Operations: Fleet Mix	Residential housing assumed to be regular passenger vehicle traffic only. Warehouse traffic per information from project applicant.
Operations: Hearths	No wood burning devices.

EXHIBIT B

SCREENING LEVEL EVALUATION

Name

Prioritization Calculator

Applicability	Use to provide a Prioritization score based on the emission potency method. Entries required in yellow areas, output in gray areas.
Author or updater	Matthew Cegielski — *Last Update* September 14, 2023
Facility:	
ID#:	
Project #:	
Unit and Process#	1-0 p1
Operating Hours hr/yr	7,512.00

Receptor Proximity and Proximity Factors		Cancer Score	Chronic Score	Acute Score	Max Score
0< R<100	**1.000**	1.69E+01	2.92E-02	0.00E+00	1.69E+01
100≤R<250	**0.250**	4.22E+00	7.29E-03	0.00E+00	4.22E+00
250≤R<500	**0.040**	6.75E-01	1.17E-03	0.00E+00	6.75E-01
500≤R<1000	**0.011**	1.85E-01	3.21E-04	0.00E+00	1.85E-01
1000≤R<1500	**0.003**	5.06E-02	8.75E-05	0.00E+00	5.06E-02
1500≤R<2000	**0.002**	3.37E-02	5.83E-05	0.00E+00	3.37E-02
2000<R	**0.001**	1.69E-02	2.92E-05	0.00E+00	1.69E-02

Receptor proximity is in meters. Priortization scores are calculated by multiplying the total scores summed below by the proximity factors. Record the Max score for your receptor distance. If the substance list for the unit is longer than the number of rows here or if there are multiple processes use additional worksheets and sum the totals of the Max Scores.

Use the substance dropdown list in the CAS# Finder to locate CAS# of substances.

Substance	CAS# Finder
Diesel engine exhaust, particulate matter (Diesel PM)	9901

1-0 p1

Enter the unit's CAS# of the substances emitted and their amounts.

Prioritzation score for each substance generated below. Totals on last row.

Substance	CAS#	MW Correction	Annual Emissions (lbs/yr)	Maximum Hourly (lbs/hr)	Corrected Annual Emissions (lbs/yr)	Corrected Maximum Hourly (lbs/hr)	Average Hourly (lbs/hr)	Cancer	Chronic	Acute
Diesel engine exhaust, particulate matter (Diesel PM)	**9901**	**1.0000**	7.30E+00		7.30E+00	0.00E+00	9.72E-04	1.69E+01	2.92E-02	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
							Totals	**1.69E+01**	**2.92E-02**	**0.00E+00**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2023-0080 – Westside Nursery

LOCATION OF PROJECT: The northwest corner of River and Villa Manucha Roads, west of the San Joaquin River, in the Newman area. APN 049-018-006.

PROJECT DEVELOPERS: Amarak Farms, LLC
27101 State Highway 33
Newman, CA 95360

DESCRIPTION OF PROJECT: Request to establish a wholesale nursery and landscape contracting facility on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district.

Based upon the Initial Study, dated **June 6, 2024**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.

2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.

3. This project will not have impacts which are individually limited but cumulatively considerable.

4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Kristen Anaya, Associate Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: UP APP NO. PLN2024-0080 - WESTSIDE NURSERY

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources	X	X	X		X			X		X		X
CA DEPT OF FISH & WILDLIFE	X	X	X		X			X		X		X
CA OPR STATE CLEARINGHOUSE	X	X	X		X			X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X		X
COOPERATIVE EXTENSION	X	X	X		X			X		X		X
FIRE PROTECTION DIST: WEST STAN	X	X	X	X				X		X	X	
GSA: SAN JOAQUIN RIVER EXCHANGE	X	X	X		X			X		X		X
HOSPITAL DISTRICT: DEL PUERTO HC	X	X	X		X			X		X		X
IRRIGATION DISTRICT: CENTRAL CALIFORNIA	X	X	X		X			X		X		X
MOSQUITO DISTRICT: TURLOCK MOSQUITO	X	X	X		X			X		X		X
STAN COUNTY EMERGENCY MEDICAL	X	X	X		X			X		X		X
PACIFIC GAS & ELECTRIC	X	X	X		X			X		X		X
SAN JOAQUIN VALLEY APCD	X	X	X	X		X				X		X
SCHOOL DISTRICT 1: NEWMAN CROWS LANDING UNIFIED	X	X	X		X			X		X		X
STAN CO AG COMMISSIONER	X	X	X		X			X		X		X
STAN CO BUILDING PERMITS DIVISION	X	X	X		X			X		X		X
STAN CO CEO	X	X	X		X			X		X		X
STAN CO DER GROUNDWATER DIV	X	X	X	X				X		X		X
STAN CO DER	X	X	X	X		X				X	X	
STAN CO FARM BUREAU	X	X	X		X			X		X		X
STAN CO HAZARDOUS MATERIALS	X	X	X	X		X				X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SUPERVISOR DIST 4: GREWAL	X	X	X		X			X		X		X
STAN COUNTY COUNSEL	X	X	X		X			X		X		X
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X			X		X		X
STANISLAUS LAFCO	X	X	X		X			X		X		X
SURROUNDING LAND OWNERS		X	X		X			X		X		X
TELEPHONE COMPANY: AT&T	X	X	X		X			X		X		X
US ARMY CORPS OF ENGINEERS	X	X	X		X			X		X		X
US FISH & WILDLIFE	X	X	X		X			X		X		X

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: PLN2023-0080
Application Title: Westside Nursery / Landscape Facility
Application Address: Villa Manucha Road, Newman, Ca
Application APN: Bk 49, Pg 18, Parcel 6

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐ No ☒
The Property Owner	Yes ☐ No ☒
The Subcontractor	Yes ☐ No ☒
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

7/23/24
Date

[redacted]
Signature of Applicant

Amarak Farms, LLC
Print Firm Name if applicable

Mr. Armando Garcia
Print Name of Applicant

EXHIBIT I

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: PLN2023-0080
Application Title: Westside Nursery / Landscape Facility
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Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes☐ No☒ Advanced Design Group, Inc. / Elwyn V. Heinen P.E.

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes☐ No☐
The Property Owner	Yes☐ No☐
The Subcontractor	Yes☐ No☐
The Applicant's Agent/ Lobbyist	Yes☐ No☐

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

07/23/24
Date

[redacted]
Signature of ~~Applicant~~ Project's Engineer

Advanced Design Group, Inc.
Print Firm Name if applicable

Elwyn V. Heinen P.E. /General Manager/Project's Engineering Firm
Print Name of ~~Applicant~~ Project's Engineer

UP PLN2023-0080

WESTSIDE NURSERY

Planning Commission
August 15, 2024

Overview

- Tier One Use Permit for a landscape contracting facility, operating in conjunction with a wholesale nursery
- Request to develop an 8.78± acre area in 2 phases:
  - 5.48 acres of plant nursery
  - 10,000sf maintenance building
  - 2,500sf administrative office
  - 1,000sf watchman's quarters
  - Two 11,000sf storage buildings

WESTSIDE NUSERY

UP
PLN2023-0080

AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- City
- Road
- River

N 0 2mi 0 2km

Source: Planning Department GIS

Date: 7/31/2023

WESTSIDE NUSERY

UP
PLN2023-0080

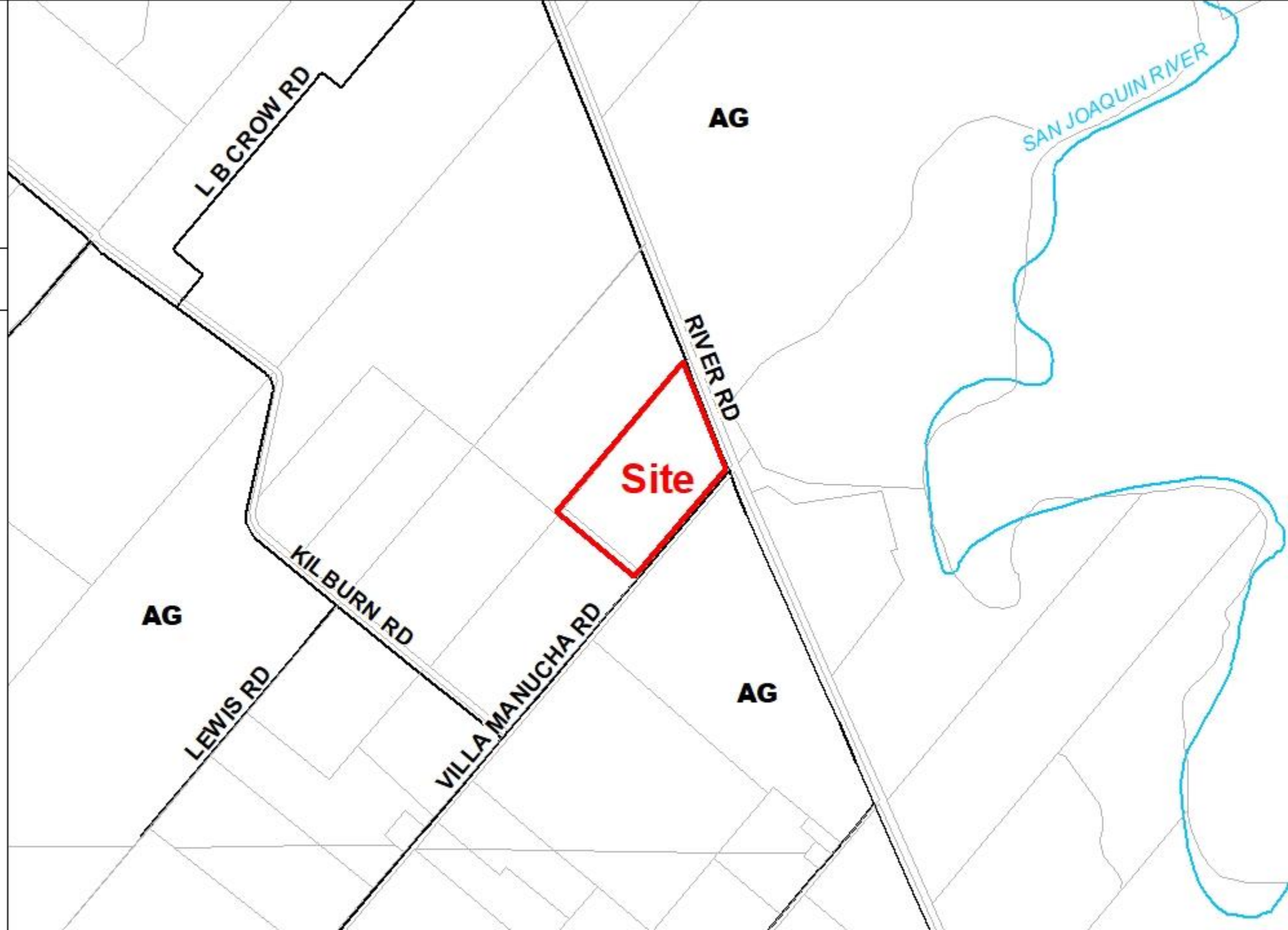
GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- River
- Road

General Plan

- Agriculture



N 0 1,500 ft 0 300 m

Source: Planning Department GIS

Date: 8/2/2023

WESTSIDE NUSERY

UP PLN2023-0080

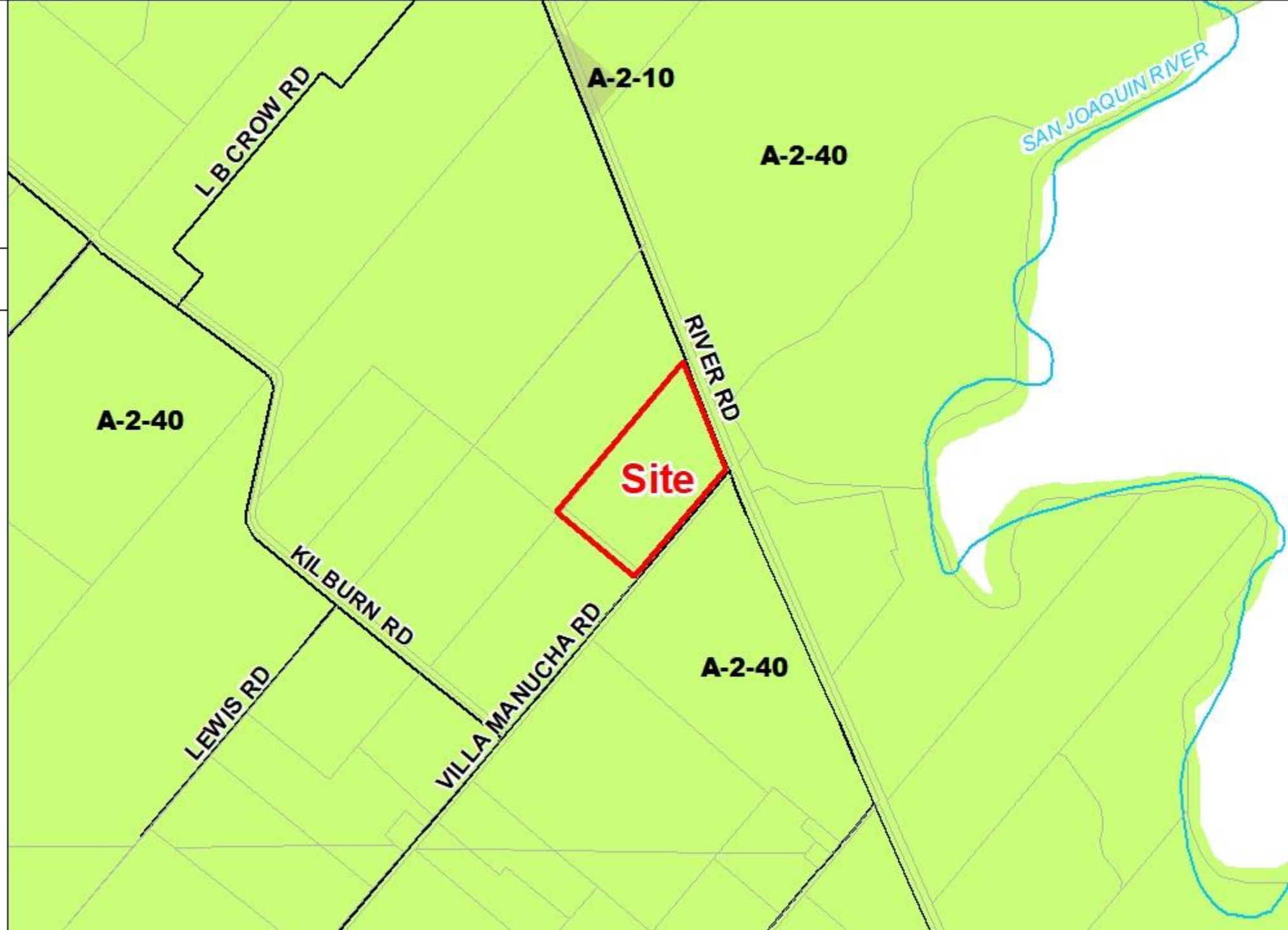
ZONING MAP

LEGEND

- Project Site
- Parcel
- River
- Road

Zoning Designation

- General Agriculture 10 Acre
- General Agriculture 40 Acre



N 0 1,500 ft 0 300 m

Source: Planning Department GIS

Date: 8/2/2023

WESTSIDE NUSERY

UP
PLN2023-0080

2023 AERIAL AREA MAP

LEGEND

- Project Site
- Road
- River

N 0 1,500 ft 0 300 m

Source: Planning Department GIS

Date: 7/31/2023

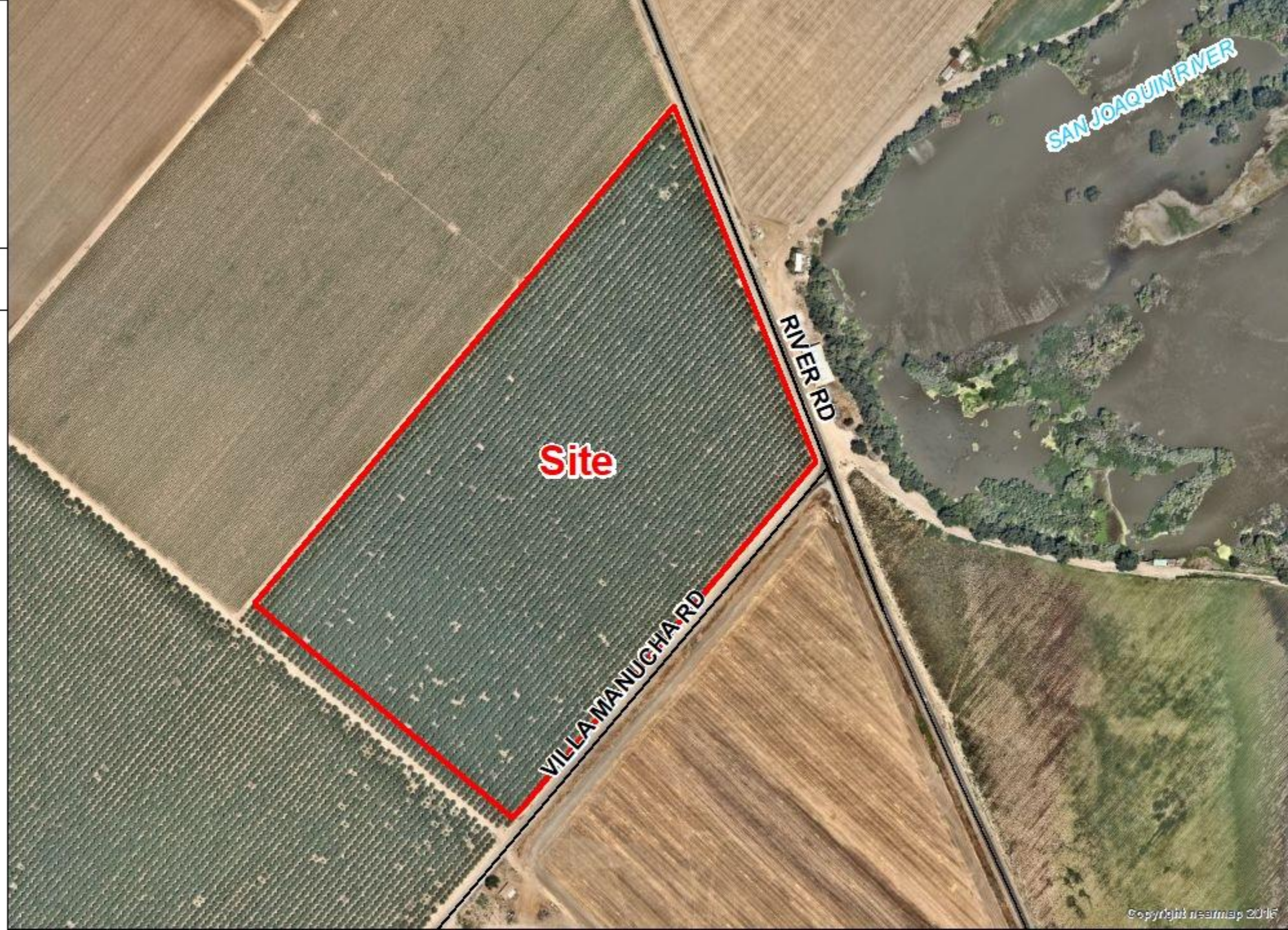
WESTSIDE NUSERY

UP
PLN2023-0080

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Road
- Canal



N

0 400 ft

0 100 m

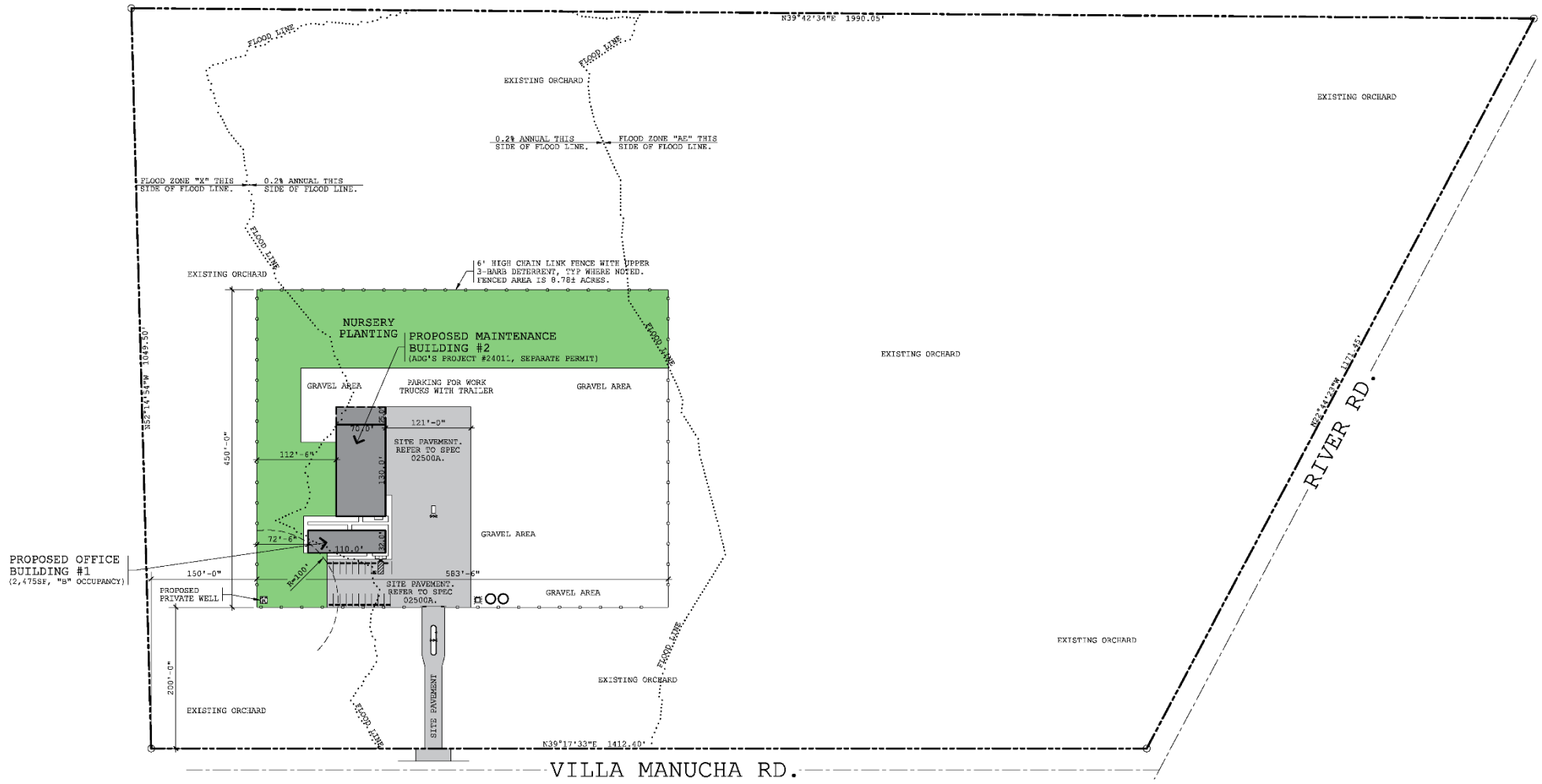
Source: Planning Department GIS

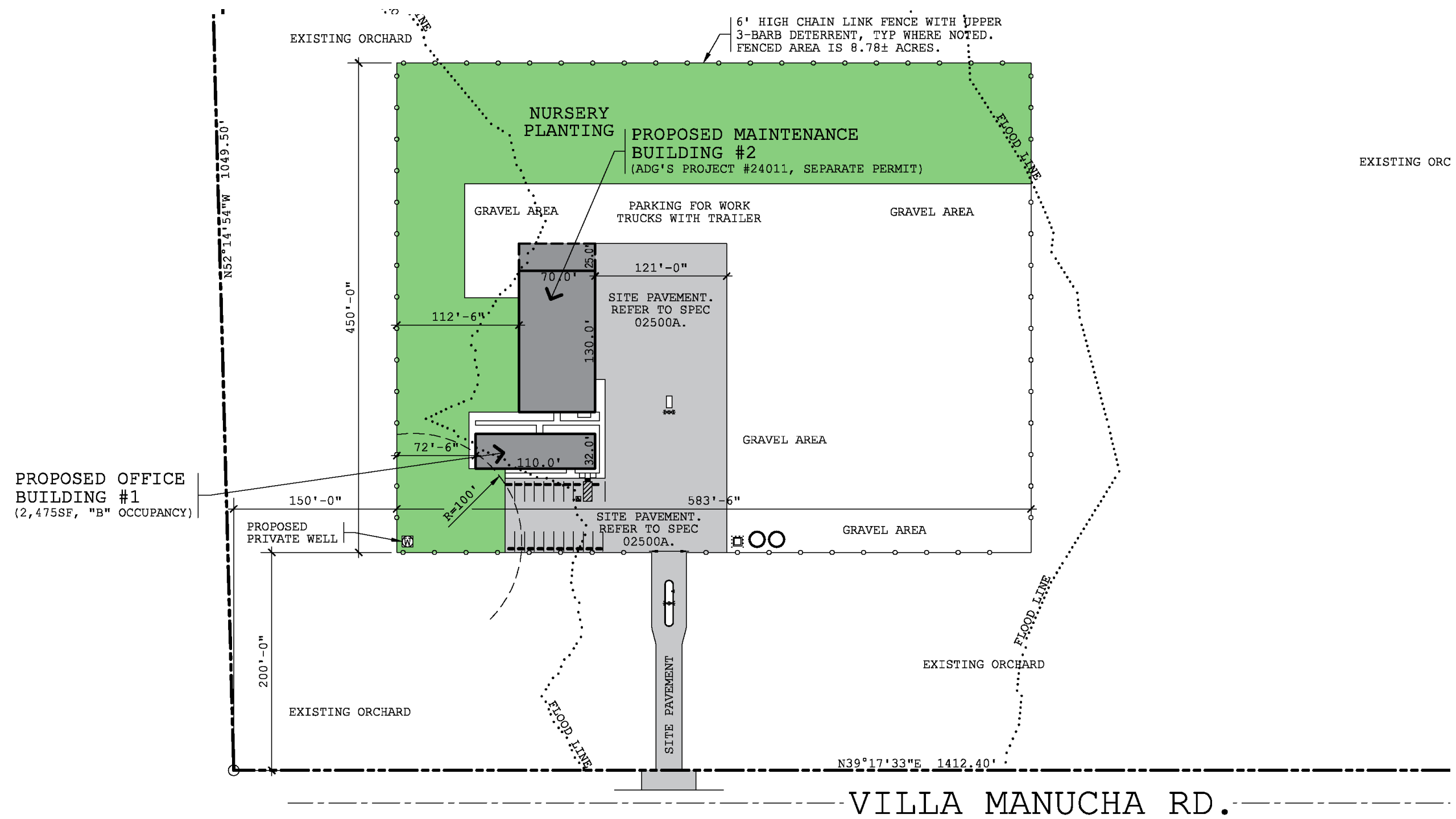
Date: 7/31/2023

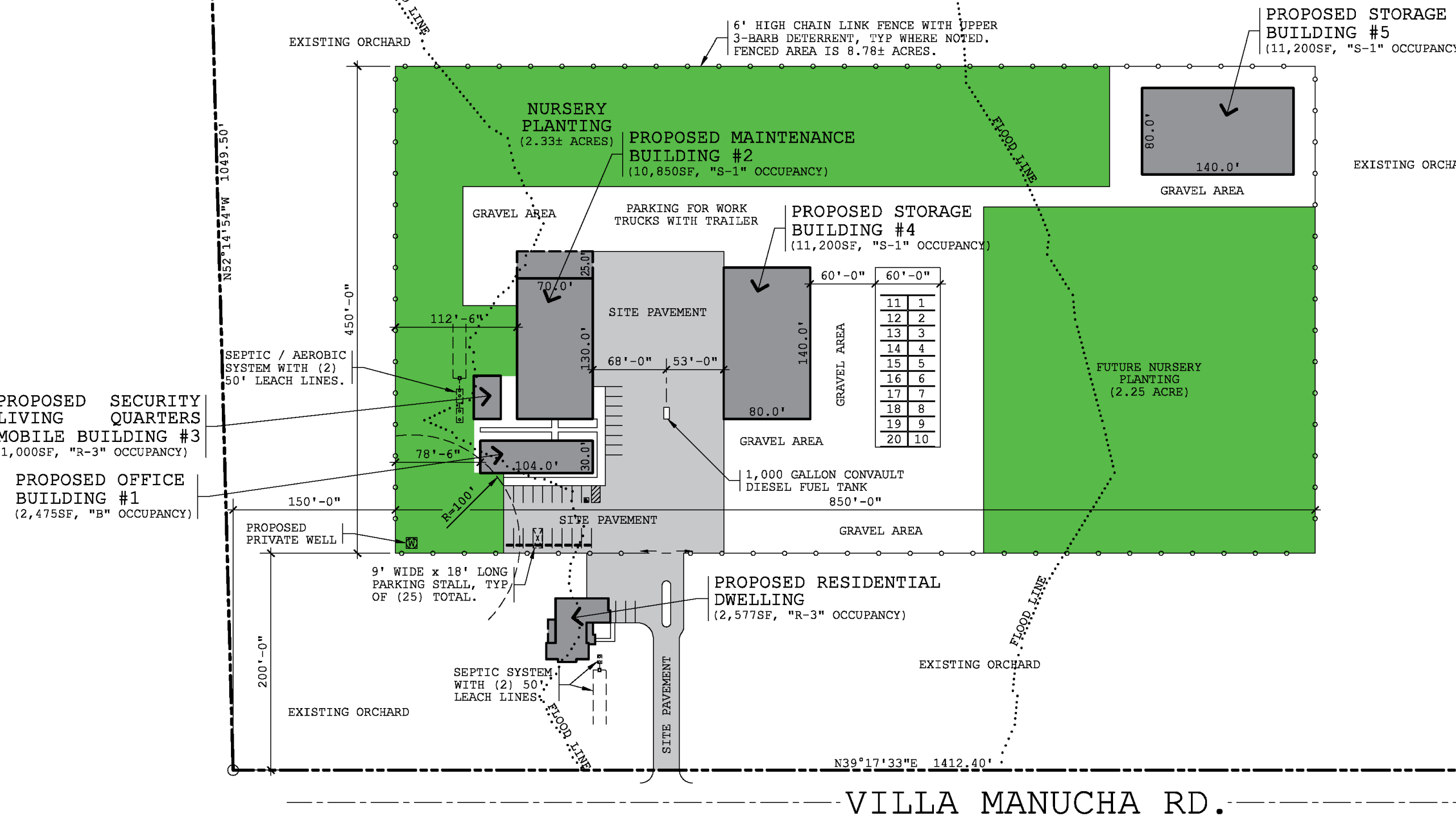
WESTSIDE NUSERY

UP PLN2023-0080

APPLICANT'S PHASE 1 SITE PLAN




EXISTING ORCHARD
6' HIGH CHAIN LINK FENCE WITH UPPER 3-BARB DETERRENT, TYP WHERE NOTED. FENCED AREA IS 8.78± ACRES.
NURSERY PLANTING
PROPOSED MAINTENANCE BUILDING #2
(ADG'S PROJECT #24011, SEPARATE PERMIT)
FLOOD LINE
EXISTING ORC
GRAVEL AREA
PARKING FOR WORK TRUCKS WITH TRAILER
GRAVEL AREA
N52°14'54"W 1049.50'
450'-0"
121'-0"
25.0'
70.0'
SITE PAVEMENT. REFER TO SPEC 02500A.
112'-6"
130.0'
72'-6"
110.0'
32.0'
GRAVEL AREA
PROPOSED OFFICE BUILDING #1
(2,475SF, "B" OCCUPANCY)
150'-0"
R=100'
583'-6"
PROPOSED PRIVATE WELL
W
SITE PAVEMENT. REFER TO SPEC 02500A.
GRAVEL AREA
FLOOD LINE
200'-0"
EXISTING ORCHARD
EXISTING ORCHARD
SITE PAVEMENT
FLOOD LINE
N39°17'33"E 1412.40'
VILLA MANUCHA RD.


EXISTING ORCHARD
6' HIGH CHAIN LINK FENCE WITH UPPER 3-BARB DETERRENT, TYP WHERE NOTED. FENCED AREA IS 8.78± ACRES.
PROPOSED STORAGE BUILDING #5
(11,200SF, "S-1" OCCUPANCY
NURSERY PLANTING
(2.33± ACRES)
PROPOSED MAINTENANCE BUILDING #2
(10,850SF, "S-1" OCCUPANCY)
FLOOD LINE
80.0'
140.0'
GRAVEL AREA
EXISTING ORCHA
GRAVEL AREA
PARKING FOR WORK TRUCKS WITH TRAILER
PROPOSED STORAGE BUILDING #4
(11,200SF, "S-1" OCCUPANCY)
N52°14'54"W 1049.50'
450'-0"
25.0'
70.0'
SITE PAVEMENT
112'-6"
130.0'
60'-0"
60'-0"
11 1
12 2
13 3
14 4
15 5
16 6
17 7
18 8
19 9
20 10
SEPTIC / AEROBIC SYSTEM WITH (2) 50' LEACH LINES.
68'-0"
53'-0"
140.0'
GRAVEL AREA
80.0'
FUTURE NURSERY PLANTING
(2.25 ACRE)
PROPOSED SECURITY LIVING QUARTERS MOBILE BUILDING #3
(1,000SF, "R-3" OCCUPANCY)
78'-6"
104.0'
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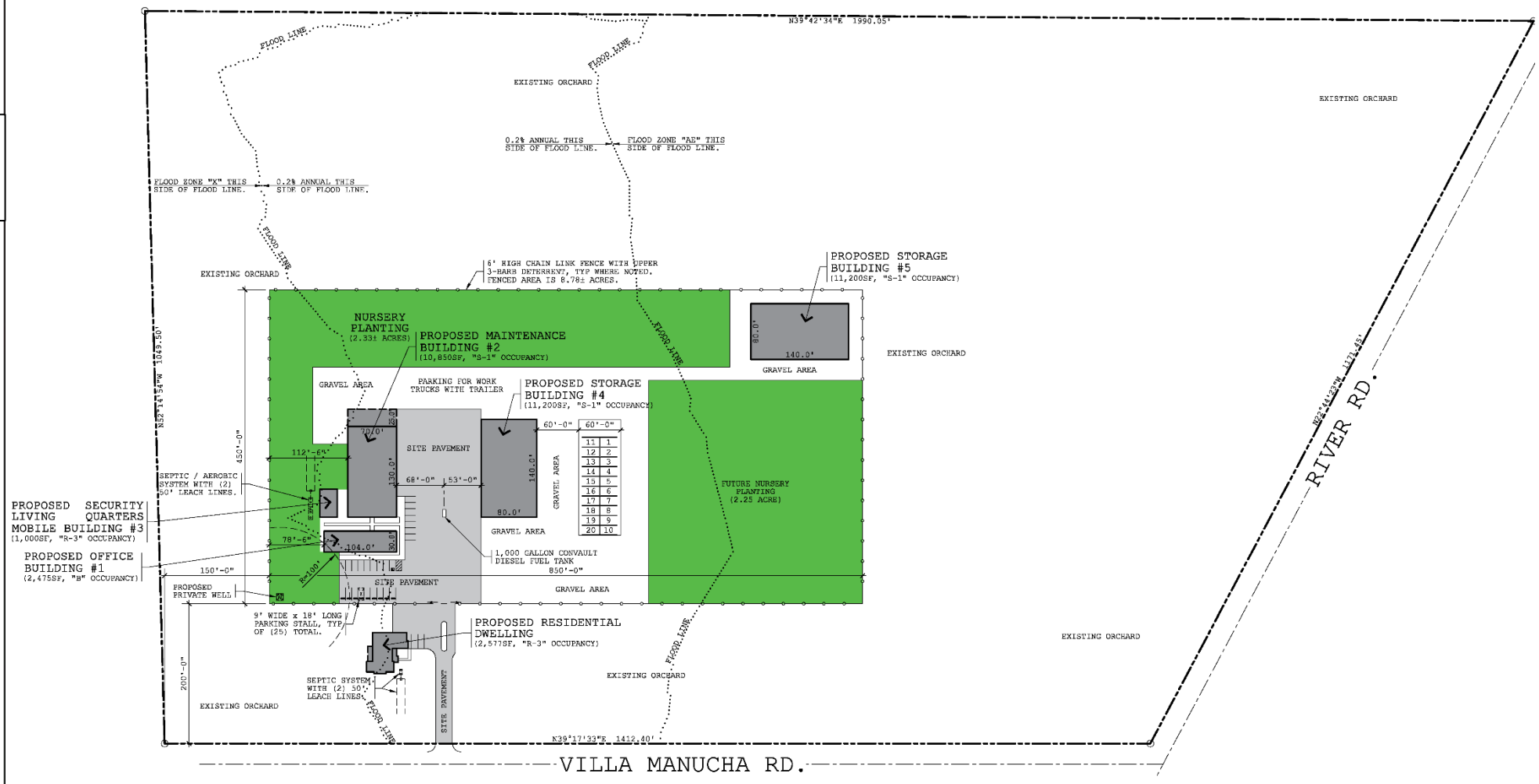
1,000 GALLON CONVAULT DIESEL FUEL TANK
PROPOSED OFFICE BUILDING #1
(2,475SF, "B" OCCUPANCY)
150'-0"
R=100'
850'-0"
SITE PAVEMENT
GRAVEL AREA
PROPOSED PRIVATE WELL
9' WIDE x 18' LONG PARKING STALL, TYP OF (25) TOTAL.
PROPOSED RESIDENTIAL DWELLING
(2,577SF, "R-3" OCCUPANCY)
FLOOD LINE
EXISTING ORCHARD
200'-0"
SEPTIC SYSTEM WITH (2) 50' LEACH LINES.
EXISTING ORCHARD
FLOOD LINE
SITE PAVEMENT
N39°17'33"E 1412.40'
VILLA MANUCHA RD.

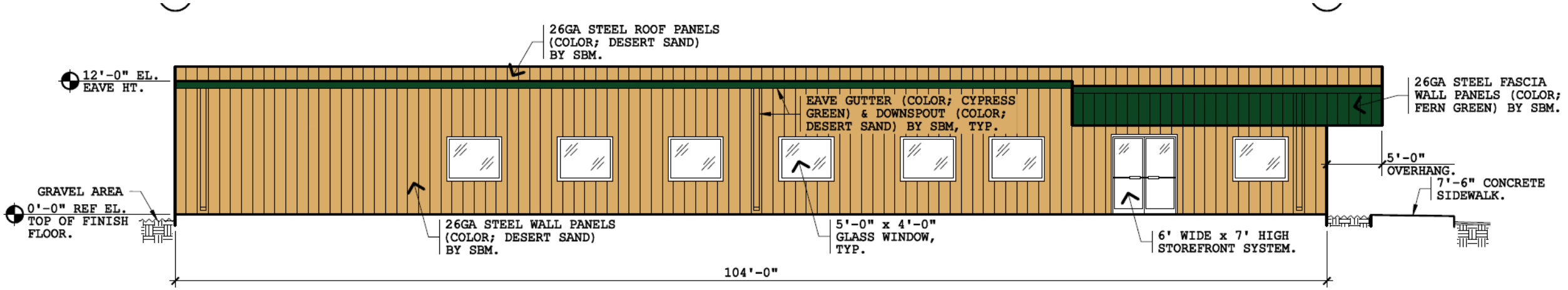
WESTSIDE NUSERY

UP PLN2023-0080

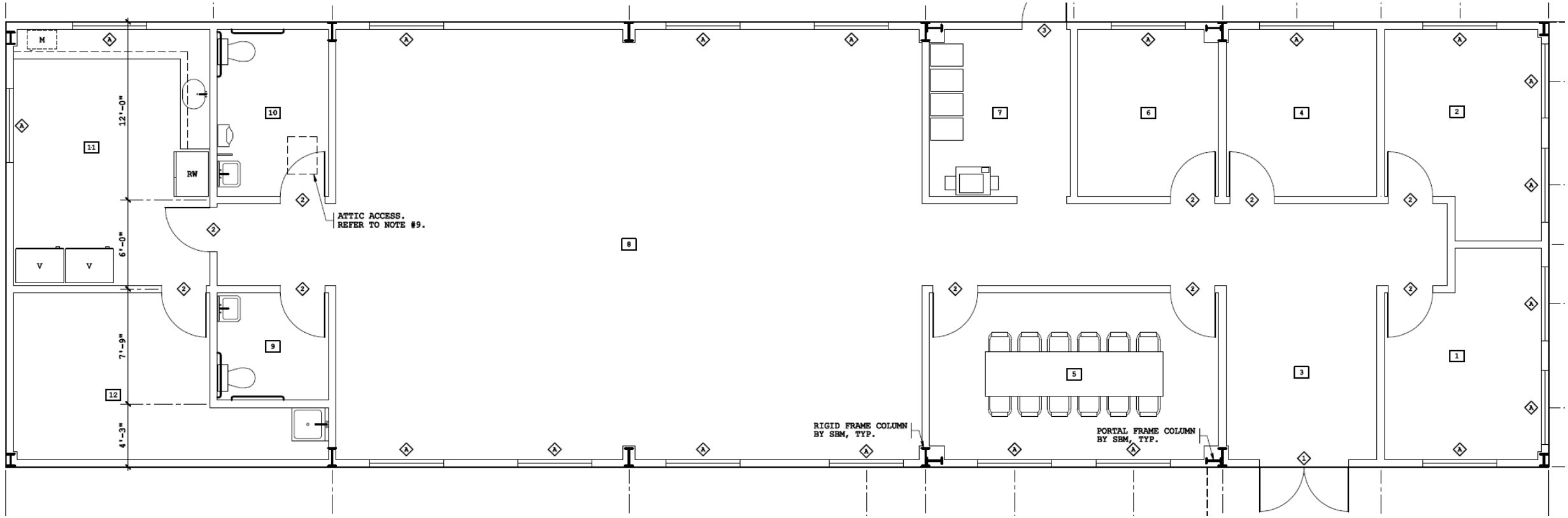
APPLICANT'S PHASE 2 SITE PLAN



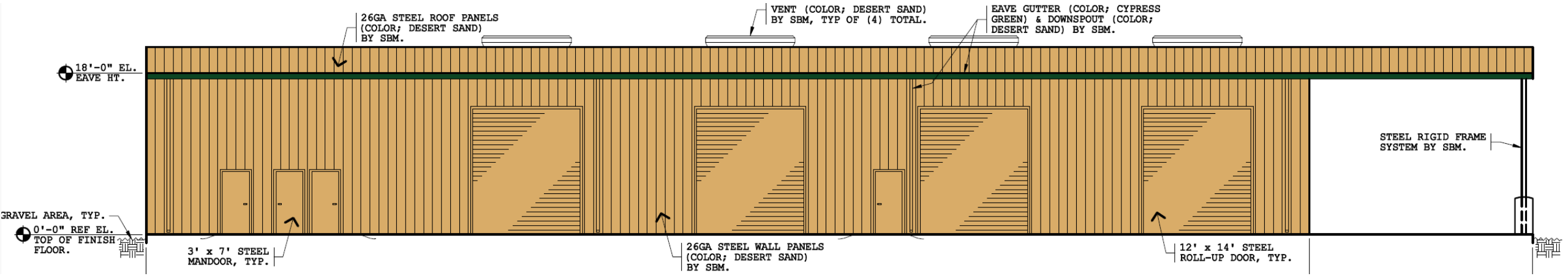
Office Elevation



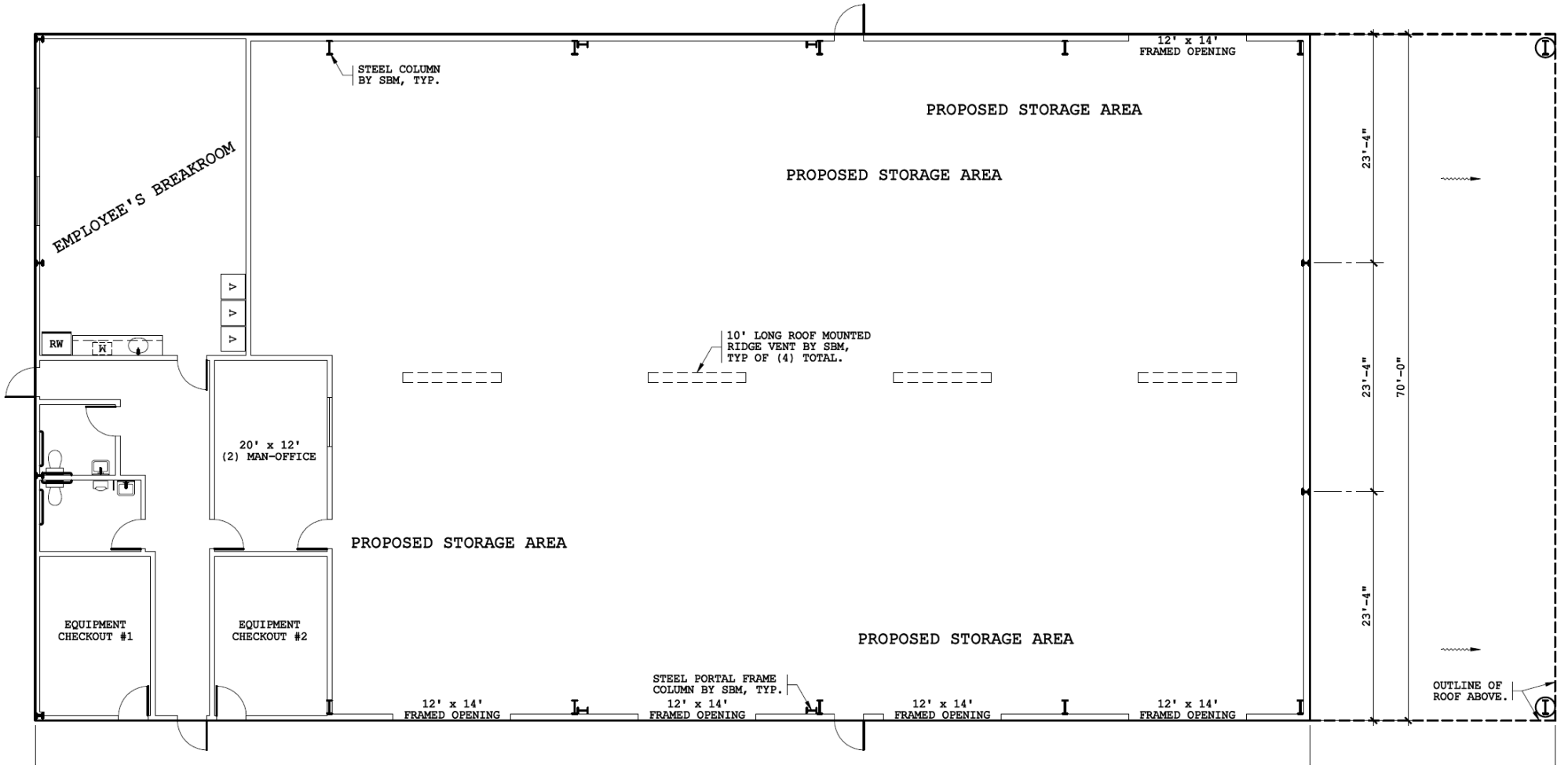
Office Floorplan



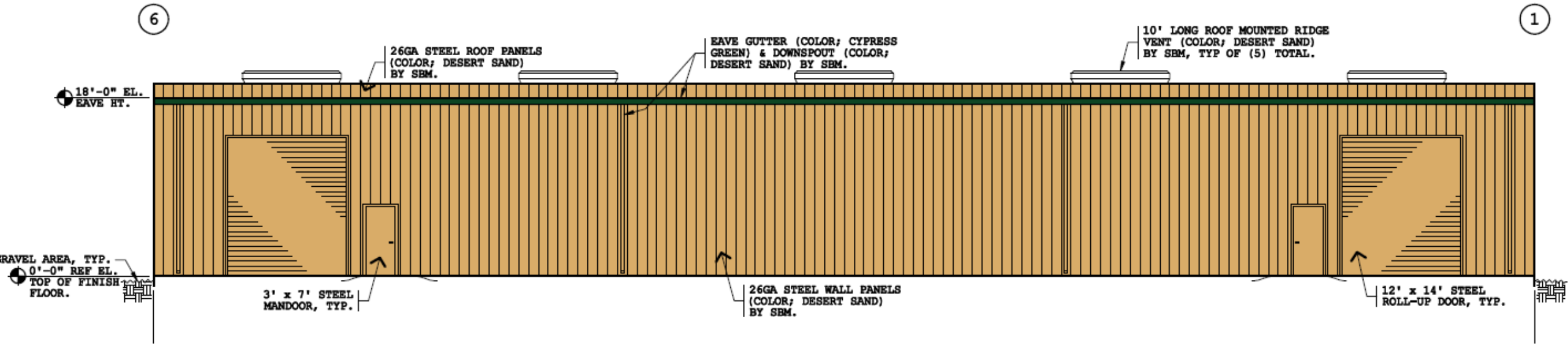
Maintenance Bldg. Elevation



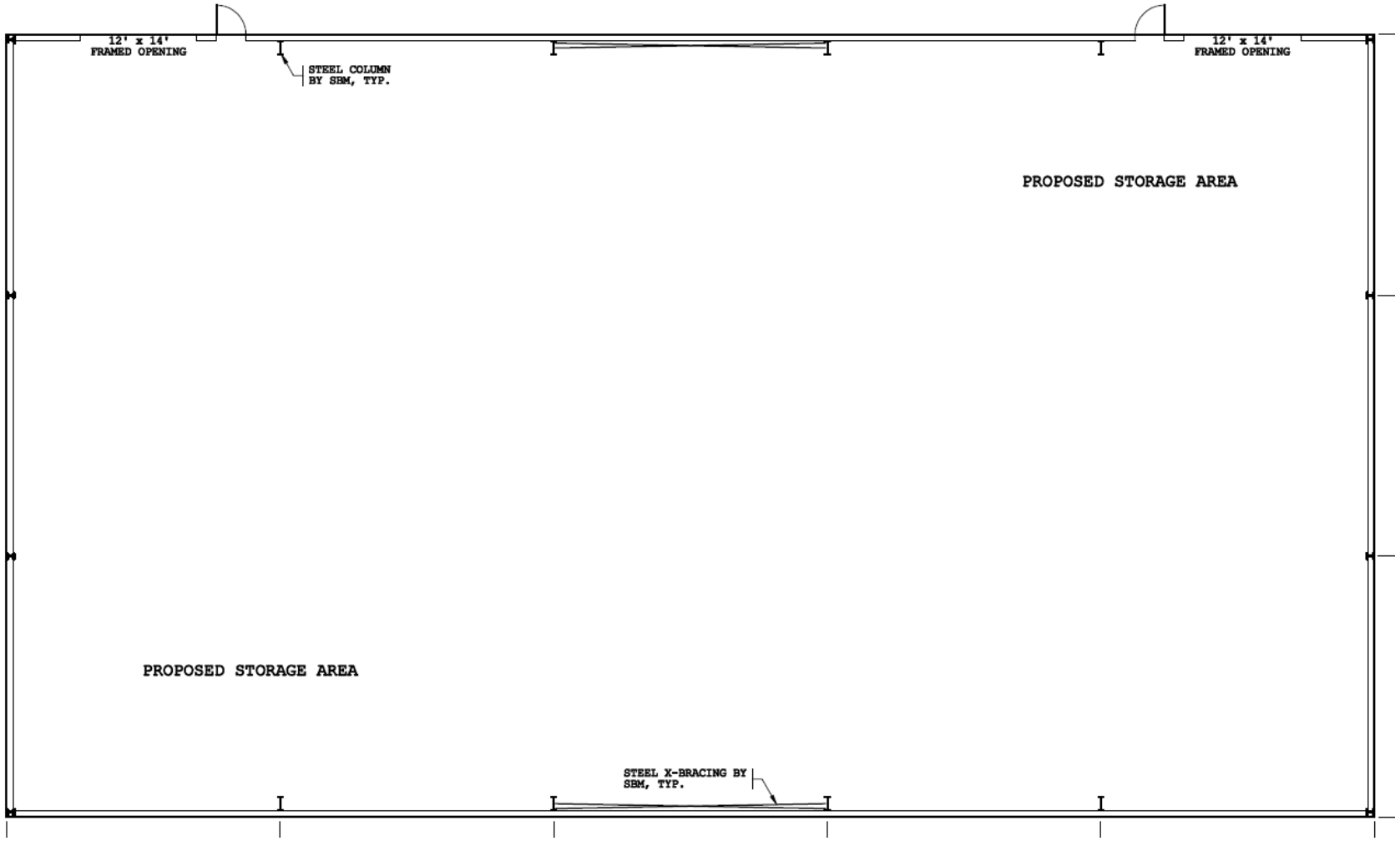
Maintenance Bldg. Floorplan



Storage Bldg. Elevation



Storage Bldg. Floorplan



Issues

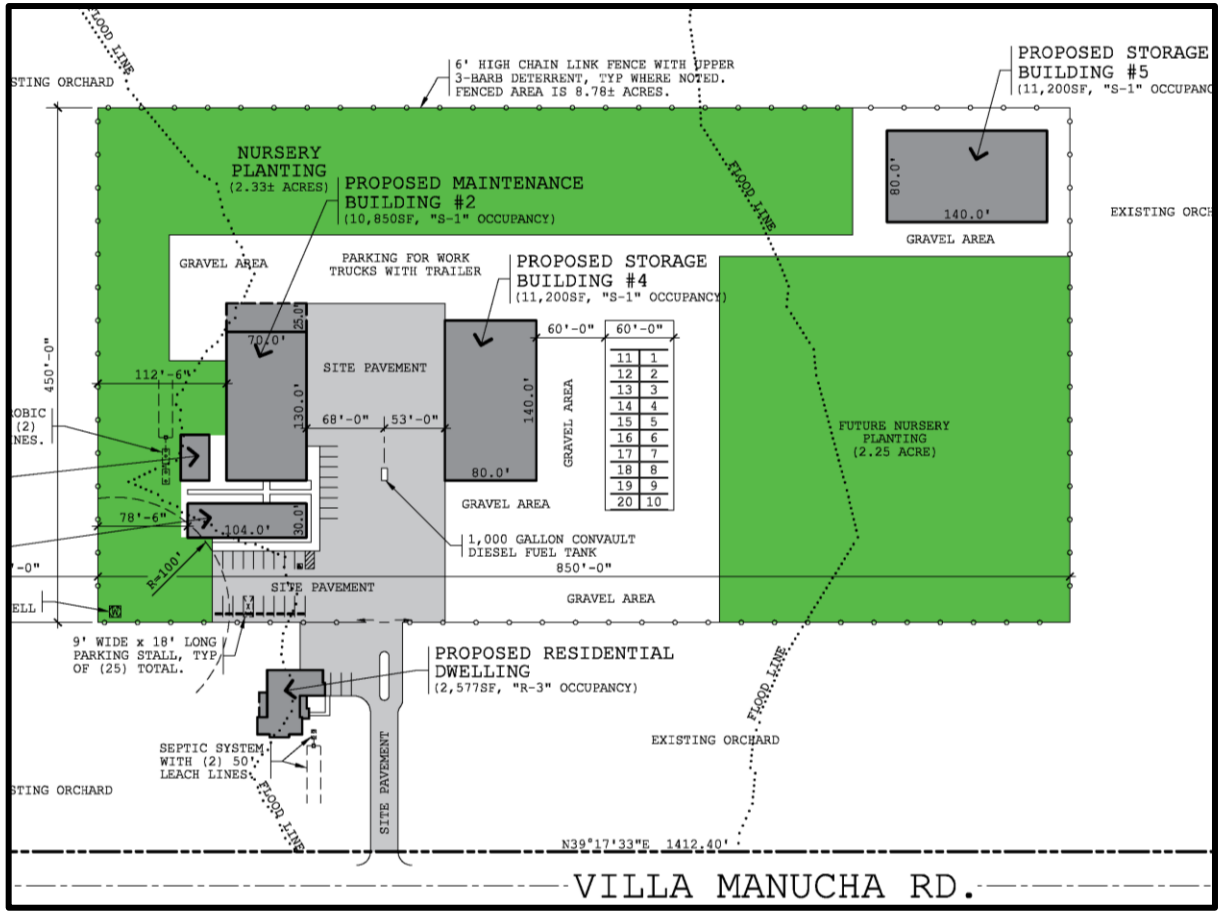
- Appropriateness and applicability of project as a Tier One use
  - Applicant Clarification
  - Continuance from August 1, 2024
- Neighbor opposition

Issues – Tier One use

- State Law = wholesale nursery permitted without Use Permit (UP)
- Zoning Ordinance – General Agriculture (A-2-40) chapter
  - Tier One Use Permit required for "…~~*wholesale nurseries*~~ and **landscape contractors when conducted in conjunction with a wholesale nursery**…"
- No parameters, limits, or criteria identified for landscape contracting facilities, except operating in conjunction with a (now permitted by-right) wholesale nursery.

Issues – Tier One use – Proposed Project

	Employees	Site Development
Nursery Use	2	4.58± acres
Landscape Contracting/ Non-Nursery Uses	15	4.3± acres



Issues – Tier One use – Clarification

- Continued from the August 1 Planning Commission meeting in light of new information received:
  - Submittal of Phase 1 Site Plan
  - Applicant's clarification – Proposed 4.58± acres of wholesale nursery intended to grow wholesale side of business

Issues – Tier One use

- Tier One use applicability is site-specific, not broadly looking at business operations across multiple parcels/off-site activities
- Concern over business' future scaling up to be more characteristic of a commercial use
  - Condition of Approval No. 14 – requires wholesale nursery to be in production before issuance of a building permit for office or final of maintenance building
  - Condition of Approval No. 15 – proportional increase in nursery activities if expanding in the future

Issues – Landowner Opposition

- Five letters of opposition
- Four letters submitted by Anthony and Cherie Souza
  - Opposed to retail site
- One letter submitted from Linda Scheller, expressing concern over existing speeding and collision issues at the Villa Manucha / River Road intersection

General Plan and Zoning Consistency

General Plan

- Land Use Element designation
  - Agriculture
- Agricultural Element
  - Policy 1.10 – Agricultural Buffers – Met

Zoning

- General Agriculture (A-2-40)
  - Tier One Use Permit
  - Williamson Act Principles of Compatibility
    - Gov. Code Section 66474.4(c)(1)

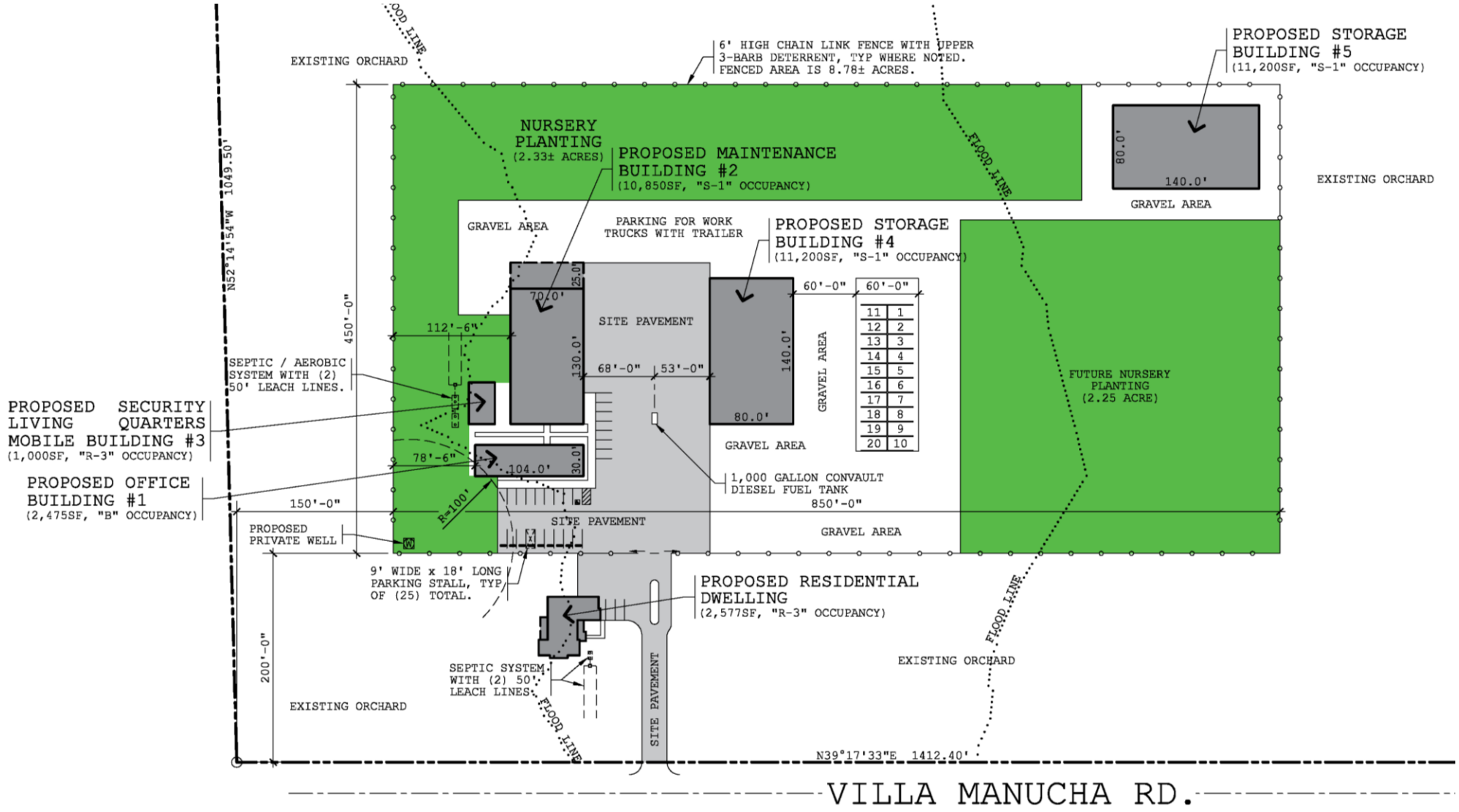
Environmental Review

- CEQA
  - Negative Declaration
  - Air Quality Study – Health Risk Prioritization and California Emissions Estimator Model (CalEEMod)
    - Less than significant health risk or air pollutant impacts
    - Air District Concurrence
  - Conditions of Approval

Planning Commission Determination

- Findings – Exhibit A
  - Environmental Review
  - Use Permit finding
  - Williamson Act
  - Agricultural buffer
  - Road improvements
  - Project Approval

Questions?


EXISTING ORCHARD
6' HIGH CHAIN LINK FENCE WITH UPPER 3-BARB DETERRENT, TYP WHERE NOTED. FENCED AREA IS 8.78± ACRES.
PROPOSED STORAGE BUILDING #5
(11,200SF, "S-1" OCCUPANCY)
NURSERY PLANTING
(2.33± ACRES)
PROPOSED MAINTENANCE BUILDING #2
(10,850SF, "S-1" OCCUPANCY)
FLOOD LINE
80.0'
140.0'
GRAVEL AREA
EXISTING ORCHARD
N52°14'54"W 1049.50'
GRAVEL AREA
PARKING FOR WORK TRUCKS WITH TRAILER
PROPOSED STORAGE BUILDING #4
(11,200SF, "S-1" OCCUPANCY)
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25.0'
SITE PAVEMENT
60'-0"
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