Appendix B
CalEEMod Air Quality and GHG Modeling

Armtech Master Plan Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Armtech Master Plan
Construction Start Date	6/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	8.80
Location	33.66141039564084, -116.16676469047793
County	Riverside-Salton Sea
City	Coachella
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5667
EDFZ	19
Electric Utility	Imperial Irrigation District
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Manufacturing	15.0	1000sqft	0.34	15,000	25,500	—	—	—

Unrefrigerated Warehouse-No Rail	37.8	1000sqft	0.87	37,800	—	—	—	—
Industrial Park	3.00	1000sqft	1.80	3,000	—	—	—	—
Parking Lot	100	1000sqft	2.30	0.00	71,500	—	—	—
Road Widening	0.40	Mile	1.60	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Unmit.	3.40	31.7	31.8	0.05	9.26	5.25	2.53	5,577
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Unmit.	14.0	43.7	53.4	0.10	4.23	2.11	0.10	11,192
Average Daily (Max)	—	—	—	—	—	—	—	—
Unmit.	2.39	7.51	10.7	0.02	1.29	0.73	0.57	2,177
Annual (Max)	—	—	—	—	—	—	—	—
Unmit.	0.44	1.37	1.96	< 0.005	0.23	0.13	0.09	360
Exceeds (Daily Max)	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	150	55.0	—	—
Unmit.	No	No	No	No	No	No	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—

Threshold	75.0	100	550	150	150	55.0	—	—
Unmit.	No	No	No	No	No	No	—	—

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	PM10T	PM2.5T	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—
2025	3.40	31.7	31.8	0.05	9.26	5.25	2.00	5,577
2026	2.59	17.4	26.4	0.04	1.28	0.79	2.53	4,785
Daily - Winter (Max)	—	—	—	—	—	—	—	—
2025	5.07	43.7	53.4	0.10	4.23	2.11	0.10	11,192
2026	14.0	11.2	15.6	0.03	0.85	0.48	0.05	3,188
Average Daily	—	—	—	—	—	—	—	—
2025	0.81	7.31	8.73	0.01	1.29	0.73	0.29	1,645
2026	2.39	7.51	10.7	0.02	0.56	0.33	0.57	2,177
Annual	—	—	—	—	—	—	—	—
2025	0.15	1.33	1.59	< 0.005	0.23	0.13	0.05	272
2026	0.44	1.37	1.96	< 0.005	0.10	0.06	0.09	360

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Unmit.	2.45	1.08	10.1	0.02	1.52	0.41	10.3	3,318
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Unmit.	1.92	1.12	5.26	0.02	1.51	0.41	4.83	3,099

Average Daily (Max)	—	—	—	—	—	—	—	—
Unmit.	2.23	1.11	7.66	0.02	1.51	0.41	7.11	3,188
Annual (Max)	—	—	—	—	—	—	—	—
Unmit.	0.41	0.20	1.40	< 0.005	0.27	0.07	1.18	528
Exceeds (Daily Max)	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	55.0	—	—
Unmit.	No	No	No	No	No	No	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	55.0	—	—
Unmit.	No	No	No	No	No	No	—	—
Exceeds (Annual)	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	10,000
Unmit.	—	—	—	—	—	—	—	No

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Mobile	0.68	0.73	7.44	0.02	1.49	0.39	5.62	1,857
Area	1.75	0.02	2.43	< 0.005	< 0.005	< 0.005	—	10.0
Energy	0.02	0.33	0.28	< 0.005	0.03	0.03	—	1,182
Water	—	—	—	—	—	—	—	155
Waste	—	—	—	—	—	—	—	109
Refrig.	—	—	—	—	—	—	4.69	4.69
Total	2.45	1.08	10.1	0.02	1.52	0.41	10.3	3,318

Daily, Winter (Max)	—	—	—	—	—	—	—	—
Mobile	0.55	0.79	4.98	0.02	1.49	0.39	0.15	1,649
Area	1.35	—	—	—	—	—	—	—
Energy	0.02	0.33	0.28	< 0.005	0.03	0.03	—	1,182
Water	—	—	—	—	—	—	—	155
Waste	—	—	—	—	—	—	—	109
Refrig.	—	—	—	—	—	—	4.69	4.69
Total	1.92	1.12	5.26	0.02	1.51	0.41	4.83	3,099
Average Daily	—	—	—	—	—	—	—	—
Mobile	0.58	0.76	5.72	0.02	1.48	0.38	2.43	1,731
Area	1.62	0.01	1.66	< 0.005	< 0.005	< 0.005	—	6.86
Energy	0.02	0.33	0.28	< 0.005	0.03	0.03	—	1,182
Water	—	—	—	—	—	—	—	155
Waste	—	—	—	—	—	—	—	109
Refrig.	—	—	—	—	—	—	4.69	4.69
Total	2.23	1.11	7.66	0.02	1.51	0.41	7.11	3,188
Annual	—	—	—	—	—	—	—	—
Mobile	0.11	0.14	1.04	< 0.005	0.27	0.07	0.40	287
Area	0.30	< 0.005	0.30	< 0.005	< 0.005	< 0.005	—	1.14
Energy	< 0.005	0.06	0.05	< 0.005	< 0.005	< 0.005	—	196
Water	—	—	—	—	—	—	—	25.6
Waste	—	—	—	—	—	—	—	18.1
Refrig.	—	—	—	—	—	—	0.78	0.78
Total	0.41	0.20	1.40	< 0.005	0.27	0.07	1.18	528

3. Construction Emissions Details

3.1. Linear Grading (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	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.69	32.6	36.9	0.07	1.46	1.35	—	7,671
Dust From Material Movement	—	—	—	—	1.45	0.16	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.71	0.81	< 0.005	0.03	0.03	—	168
Dust From Material Movement	—	—	—	—	0.03	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.13	0.15	< 0.005	0.01	0.01	—	27.8
Dust From Material Movement	—	—	—	—	0.01	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.15	0.21	2.03	0.00	0.49	0.11	0.05	480
Vendor	< 0.005	0.04	0.02	< 0.005	0.01	< 0.005	< 0.005	33.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.06	0.00	0.01	< 0.005	0.02	11.2
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.72
Hauling	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	< 0.005	< 0.005	< 0.005	1.86
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.12
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Linear Paving (2025) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.86	7.92	11.7	0.02	0.34	0.31	—	1,775
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.11	0.16	< 0.005	< 0.005	< 0.005	—	24.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	< 0.005	—	4.03
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—

Worker	0.07	0.10	0.95	0.00	0.23	0.05	0.02	224
Vendor	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
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	< 0.005	< 0.005	0.01	3.28
Vendor	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
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.54
Vendor	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

3.5. Site Preparation (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	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	1.26	—	5,314
Dust From Material Movement	—	—	—	—	7.67	3.94	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	1.91	1.82	< 0.005	0.08	0.08	—	320
Dust From Material Movement	—	—	—	—	0.46	0.24	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.35	0.33	< 0.005	0.02	0.01	—	53.0
Dust From Material Movement	—	—	—	—	0.08	0.04	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.09	0.09	1.67	0.00	0.23	0.05	0.90	264
Vendor	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.01	< 0.005	0.02	14.4
Vendor	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
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	< 0.005	2.39
Vendor	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

3.7. Grading (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	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.74	16.3	17.9	0.03	0.72	0.66	—	2,970

Dust From Material Movement	—	—	—	—	2.76	1.34	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	2.01	2.21	< 0.005	0.09	0.08	—	366
Dust From Material Movement	—	—	—	—	0.34	0.16	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.40	< 0.005	0.02	0.01	—	60.6
Dust From Material Movement	—	—	—	—	0.06	0.03	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.08	0.08	1.43	0.00	0.20	0.05	0.77	226
Vendor	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.02	0.01	0.04	25.3
Vendor	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
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	< 0.005	< 0.005	0.01	4.19
Vendor	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

3.9. Building Construction (2025) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	0.40	—	2,406
Onsite truck	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	0.40	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.45	3.06	0.01	0.10	0.09	—	565
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.45	0.56	< 0.005	0.02	0.02	—	93.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.12	0.12	2.23	0.00	0.31	0.07	1.20	353
Vendor	0.01	0.31	0.14	< 0.005	0.08	0.03	0.80	302
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.09	0.13	1.27	0.00	0.31	0.07	0.03	300
Vendor	0.01	0.33	0.14	< 0.005	0.08	0.03	0.02	301

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.37	0.00	0.07	0.02	0.12	75.3
Vendor	< 0.005	0.08	0.03	< 0.005	0.02	0.01	0.08	70.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.01	< 0.005	0.02	12.5
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.01	11.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2026) - 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	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	0.35	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	0.35	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	6.73	8.86	0.02	0.26	0.24	—	1,643
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.23	1.62	< 0.005	0.05	0.04	—	272

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.11	0.11	2.08	0.00	0.31	0.07	1.09	346
Vendor	0.01	0.29	0.13	< 0.005	0.08	0.03	0.74	297
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.09	0.12	1.18	0.00	0.31	0.07	0.03	294
Vendor	0.01	0.31	0.13	< 0.005	0.08	0.03	0.02	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	0.06	0.08	1.00	0.00	0.21	0.05	0.32	214
Vendor	0.01	0.21	0.09	< 0.005	0.06	0.02	0.22	202
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.18	0.00	0.04	0.01	0.05	35.5
Vendor	< 0.005	0.04	0.02	< 0.005	0.01	< 0.005	0.04	33.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2026) - 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	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.76	7.12	9.94	0.01	0.32	0.29	—	1,516
Paving	0.57	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.39	0.54	< 0.005	0.02	0.02	—	83.1
Paving	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.10	< 0.005	< 0.005	< 0.005	—	13.8
Paving	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.07	0.07	1.33	0.00	0.20	0.05	0.70	221
Vendor	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.01	< 0.005	0.02	11.0
Vendor	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
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	< 0.005	1.82
Vendor	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

3.15. Architectural Coating (2026) - 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	PM10T	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	0.02	—	134
Architectural Coatings	12.7	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.10	0.13	< 0.005	< 0.005	< 0.005	—	15.8
Architectural Coatings	1.49	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	2.61
Architectural Coatings	0.27	—	—	—	—	—	—	—
Onsite truck	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	0.02	0.24	0.00	0.06	0.01	0.01	58.7
Vendor	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
Average Daily	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.03	0.00	0.01	< 0.005	0.01	7.40
Vendor	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
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	< 0.005	1.22
Vendor	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

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Manufacturing	0.29	0.31	3.13	0.01	0.63	0.16	2.37	782
Unrefrigerated Warehouse-No Rail	0.26	0.28	2.84	0.01	0.57	0.15	2.15	710
Industrial Park	0.13	0.14	1.46	< 0.005	0.29	0.08	1.10	365
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.68	0.73	7.44	0.02	1.49	0.39	5.62	1,857
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Manufacturing	0.23	0.33	2.10	0.01	0.63	0.16	0.06	695
Unrefrigerated Warehouse-No Rail	0.21	0.30	1.90	0.01	0.57	0.15	0.06	630
Industrial Park	0.11	0.16	0.98	< 0.005	0.29	0.08	0.03	324
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.55	0.79	4.98	0.02	1.49	0.39	0.15	1,649
Annual	—	—	—	—	—	—	—	—
Manufacturing	0.04	0.06	0.44	< 0.005	0.11	0.03	0.17	121
Unrefrigerated Warehouse-No Rail	0.04	0.05	0.40	< 0.005	0.10	0.03	0.15	110
Industrial Park	0.02	0.03	0.21	< 0.005	0.05	0.01	0.08	56.3
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.11	0.14	1.04	< 0.005	0.27	0.07	0.40	287

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	330
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	307
Industrial Park	—	—	—	—	—	—	—	82.7
Parking Lot	—	—	—	—	—	—	—	63.5
Total	—	—	—	—	—	—	—	783
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	330
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	307
Industrial Park	—	—	—	—	—	—	—	82.7
Parking Lot	—	—	—	—	—	—	—	63.5
Total	—	—	—	—	—	—	—	783
Annual	—	—	—	—	—	—	—	—

Manufacturing	—	—	—	—	—	—	—	54.6
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	50.8
Industrial Park	—	—	—	—	—	—	—	13.7
Parking Lot	—	—	—	—	—	—	—	10.5
Total	—	—	—	—	—	—	—	130

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Manufacturing	0.01	0.13	0.11	< 0.005	0.01	0.01	—	157
Unrefrigerated Warehouse-No Rail	0.01	0.19	0.16	< 0.005	0.01	0.01	—	232
Industrial Park	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	10.3
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.33	0.28	< 0.005	0.03	0.03	—	399
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Manufacturing	0.01	0.13	0.11	< 0.005	0.01	0.01	—	157
Unrefrigerated Warehouse-No Rail	0.01	0.19	0.16	< 0.005	0.01	0.01	—	232
Industrial Park	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	10.3
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.33	0.28	< 0.005	0.03	0.03	—	399
Annual	—	—	—	—	—	—	—	—
Manufacturing	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	25.9
Unrefrigerated Warehouse-No Rail	< 0.005	0.04	0.03	< 0.005	< 0.005	< 0.005	—	38.4
Industrial Park	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.71

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.06	0.05	< 0.005	< 0.005	< 0.005	—	66.0

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Consumer Products	1.20	—	—	—	—	—	—	—
Architectural Coatings	0.15	—	—	—	—	—	—	—
Landscape Equipment	0.40	0.02	2.43	< 0.005	< 0.005	< 0.005	—	10.0
Total	1.75	0.02	2.43	< 0.005	< 0.005	< 0.005	—	10.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Consumer Products	1.20	—	—	—	—	—	—	—
Architectural Coatings	0.15	—	—	—	—	—	—	—
Total	1.35	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Consumer Products	0.22	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—
Landscape Equipment	0.05	< 0.005	0.30	< 0.005	< 0.005	< 0.005	—	1.14
Total	0.30	< 0.005	0.30	< 0.005	< 0.005	< 0.005	—	1.14

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	41.5
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	102
Industrial Park	—	—	—	—	—	—	—	8.08
Parking Lot	—	—	—	—	—	—	—	3.13
Total	—	—	—	—	—	—	—	155
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	41.5
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	102
Industrial Park	—	—	—	—	—	—	—	8.08
Parking Lot	—	—	—	—	—	—	—	3.13
Total	—	—	—	—	—	—	—	155
Annual	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	6.88
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	16.9
Industrial Park	—	—	—	—	—	—	—	1.34
Parking Lot	—	—	—	—	—	—	—	0.52
Total	—	—	—	—	—	—	—	25.6

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	PM10T	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	35.1
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	67.0
Industrial Park	—	—	—	—	—	—	—	7.01
Parking Lot	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	109
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	35.1
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	67.0
Industrial Park	—	—	—	—	—	—	—	7.01
Parking Lot	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	109
Annual	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	5.81
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	11.1
Industrial Park	—	—	—	—	—	—	—	1.16
Parking Lot	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	18.1

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	3.90	3.90
Industrial Park	—	—	—	—	—	—	0.78	0.78
Total	—	—	—	—	—	—	4.69	4.69
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	3.90	3.90
Industrial Park	—	—	—	—	—	—	0.78	0.78
Total	—	—	—	—	—	—	4.69	4.69
Annual	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	0.65	0.65
Industrial Park	—	—	—	—	—	—	0.13	0.13
Total	—	—	—	—	—	—	0.78	0.78

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

Equipment Type	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	PM10T	PM2.5T	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	PM10T	PM2.5T	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	PM10T	PM2.5T	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	PM10T	PM2.5T	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	PM10T	PM2.5T	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	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Linear Grading	Linear, Grading & Excavation	10/1/2025	10/11/2025	5.00	8.00	—
Linear Paving	Linear, Paving	10/19/2025	10/24/2025	5.00	5.00	—
Site Preparation	Site Preparation	6/1/2025	7/1/2025	5.00	22.0	—
Grading	Grading	7/2/2025	9/2/2025	5.00	45.0	—

Building Construction	Building Construction	9/3/2025	12/15/2026	5.00	335	—
Paving	Paving	9/3/2026	9/30/2026	5.00	20.0	—
Architectural Coating	Architectural Coating	11/1/2026	12/30/2026	5.00	43.0	—

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
Linear Grading	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Linear Grading	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear Grading	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear Grading	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear Grading	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear Grading	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear Grading	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Linear Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear Paving	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Linear Paving	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37

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

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	23.4	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	9.15	10.2	HHDT,MHDT

Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	4.69	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Linear Grading	—	—	—	—
Linear Grading	Worker	37.5	18.5	LDA,LDT1,LDT2
Linear Grading	Vendor	1.00	10.2	HHDT,MHDT
Linear Grading	Hauling	0.00	20.0	HHDT
Linear Grading	Onsite truck	—	—	HHDT
Linear Paving	—	—	—	—
Linear Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Linear Paving	Vendor	0.00	10.2	HHDT,MHDT
Linear Paving	Hauling	0.00	20.0	HHDT
Linear Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%

Limit vehicle speeds on unpaved roads to 25 mph	44%	44%
Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	83,700	27,900	6,000

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)
Linear Grading	—	—	1.60	0.00	—
Site Preparation	—	—	33.0	0.00	—
Grading	—	—	45.0	0.00	—
Paving	0.00	0.00	0.00	0.00	4.40

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Manufacturing	0.00	0%
Unrefrigerated Warehouse-No Rail	0.00	0%
Industrial Park	0.50	100%
Parking Lot	2.30	100%

Road Widening	1.60	98%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	223	0.03	< 0.005
2026	0.00	262	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
Manufacturing	71.3	71.3	71.3	26,006	878	878	878	320,572
Unrefrigerated Warehouse-No Rail	64.6	64.6	64.6	23,593	797	797	797	290,823
Industrial Park	33.2	33.2	33.2	12,133	410	410	410	149,555
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	83,700	27,900	6,000

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

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)
Manufacturing	455,616	262	0.0330	0.0040	487,269
Unrefrigerated Warehouse-No Rail	423,905	262	0.0330	0.0040	721,462
Industrial Park	114,097	262	0.0330	0.0040	32,149
Parking Lot	87,600	262	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Manufacturing	3,468,750	478,523
Unrefrigerated Warehouse-No Rail	8,741,250	0.00
Industrial Park	693,750	0.00
Parking Lot	0.00	1,341,741

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Manufacturing	18.6	—
Unrefrigerated Warehouse-No Rail	35.5	—
Industrial Park	3.72	—
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
Manufacturing	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Industrial Park	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

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)

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	23.2	annual days of extreme heat
Extreme Precipitation	0.40	annual days with precipitation above 20 mm

Sea Level Rise	—	meters of inundation depth
Wildfire	0.06	annual hectares burned

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

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	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	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	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 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	88.7
AQ-PM	8.80
AQ-DPM	53.3
Drinking Water	18.1
Lead Risk Housing	34.9
Pesticides	46.9
Toxic Releases	6.19
Traffic	10.4
Effect Indicators	—

CleanUp Sites	0.00
Groundwater	65.3
Haz Waste Facilities/Generators	92.9
Impaired Water Bodies	77.3
Solid Waste	59.2
Sensitive Population	—
Asthma	54.3
Cardio-vascular	75.6
Low Birth Weights	45.1
Socioeconomic Factor Indicators	—
Education	88.2
Housing	98.0
Linguistic	99.9
Poverty	91.1
Unemployment	98.6

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	10.03464648
Employed	28.69241627
Median HI	10.22712691
Education	—
Bachelor's or higher	4.824842808
High school enrollment	8.135506224
Preschool enrollment	7.198768125
Transportation	—

Auto Access	63.41588605
Active commuting	6.544334659
Social	—
2-parent households	91.89015783
Voting	11.48466573
Neighborhood	—
Alcohol availability	73.0784037
Park access	19.64583601
Retail density	18.06749647
Supermarket access	15.03913769
Tree canopy	3.528807905
Housing	—
Homeownership	78.22404722
Housing habitability	29.87296292
Low-inc homeowner severe housing cost burden	7.891697677
Low-inc renter severe housing cost burden	24.79147953
Uncrowded housing	18.95290645
Health Outcomes	—
Insured adults	2.887206467
Arthritis	0.0
Asthma ER Admissions	54.4
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	47.0

Cognitively Disabled	74.6
Physically Disabled	57.4
Heart Attack ER Admissions	55.4
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	0.0
SLR Inundation Area	0.0
Children	7.3
Elderly	97.6
English Speaking	7.1
Foreign-born	91.0
Outdoor Workers	2.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	68.8
Traffic Density	17.7
Traffic Access	23.0
Other Indices	—
Hardship	92.5
Other Decision Support	—

2016 Voting	20.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	76.0
Healthy Places Index Score for Project Location (b)	9.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	EasternCoachellaValley

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	Assumes full buildout of master plan would occur in 2026.
Operations: Vehicle Data	Trip rates sourced from project specific Traffic Impact Analysis. Total daily project trips = 169
Land Use	Acreage includes 1.74 acres of retention basins, 1.6 acres of roadway widening and sidewalk improvements, 2.3 acres of onsite parking lot and fire access roads, 97,000 SF of landscaping on- and off-site (preliminary, rough estimate).
Construction: Paving	Linear improvements include asphalt paving and sidewalks/curbs (non-asphalt)
Operations: Landscape Equipment	Desert climate.