



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE:** December 18, 2025

**AGENDA ITEM 4**

## **Project Description**

**APN:** 0260-011-23 and 25  
**Applicant:** Joseph E. Bonadiman & Associates  
**Community:** Bloomington  
**Location:** 11317 Lilac Avenue  
**Project No:** PROJ-2021-00021  
**Staff:** Oliver Mujica  
**Rep:** Ed Bonadiman  
**Proposal:** Conditional Use Permit for the establishment and operation of a truck tractor maintenance facility that includes the renovation of an existing office building containing 3,810 square feet and construction of a 15,000 square foot maintenance building on 2.53 acres.

## **Vicinity Map**



**27 Public Hearing Notices Sent on: December 2, 2025**

Report Prepared By: Oliver Mujica, Contract Planner III

## **SITE INFORMATION:**

**Parcel Size:** Approximately 2.53 acres

**Vegetation:** Scattered natural vegetation

**TABLE 1: SITE AND SURROUNDING LAND USES AND ZONING**

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Existing Truck and Trailer Maintenance Facility	Limited Industrial (LI)	Single Residential, 1-Acre Minimum/ Additional Agriculture Overlay (RS-1/AA)
North	Single-Family Residences	Very Low Density Residential (VLDR)	Single Residential, 1-Acre Minimum/ Additional Agriculture Overlay (RS-1/AA)
South	Vacant Properties	Limited Industrial (LI)	Single Residential, 1-Acre Minimum/ Additional Agriculture Overlay (RS-1/AA)
East	Single-Family Residences	Limited Industrial (LI)	Single Residential, 1-Acre Minimum/ Additional Agriculture Overlay (RS-1/AA)
West	Vacant Properties	Limited Industrial (LI)	Community Industrial (IC)

City Sphere of Influence:  
Water Service:  
Sewer Service:

Agency  
N/A  
West Valley Water District  
Rialto Utility Authority

Comment  
N/A  
Will Serve  
Will Serve

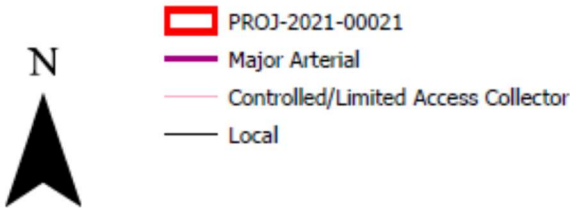
### **STAFF RECOMMENDATION**

That the Planning Commission: **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings in support of the Conditional Use Permit; **APPROVE** the Conditional Use Permit for the establishment and operation of a truck tractor maintenance facility that includes the renovation of an existing office building containing 3,810 square feet and construction of a 15,000 square foot maintenance building on 2.53 acres, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with CEQA.

FIGURE 1: VICINITY MAP

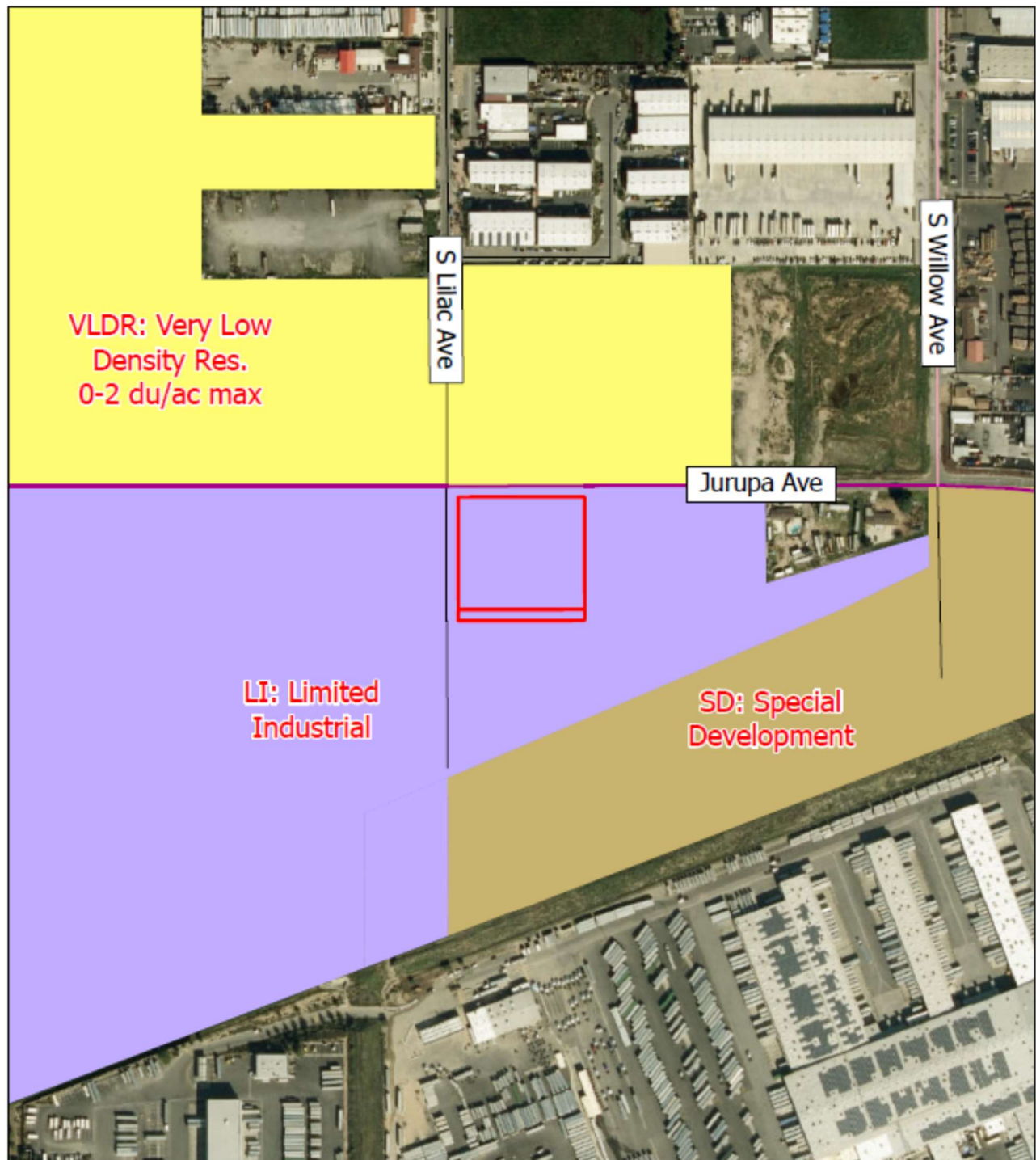


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


**FIGURE 2: LAND USE CATEGORY MAP**

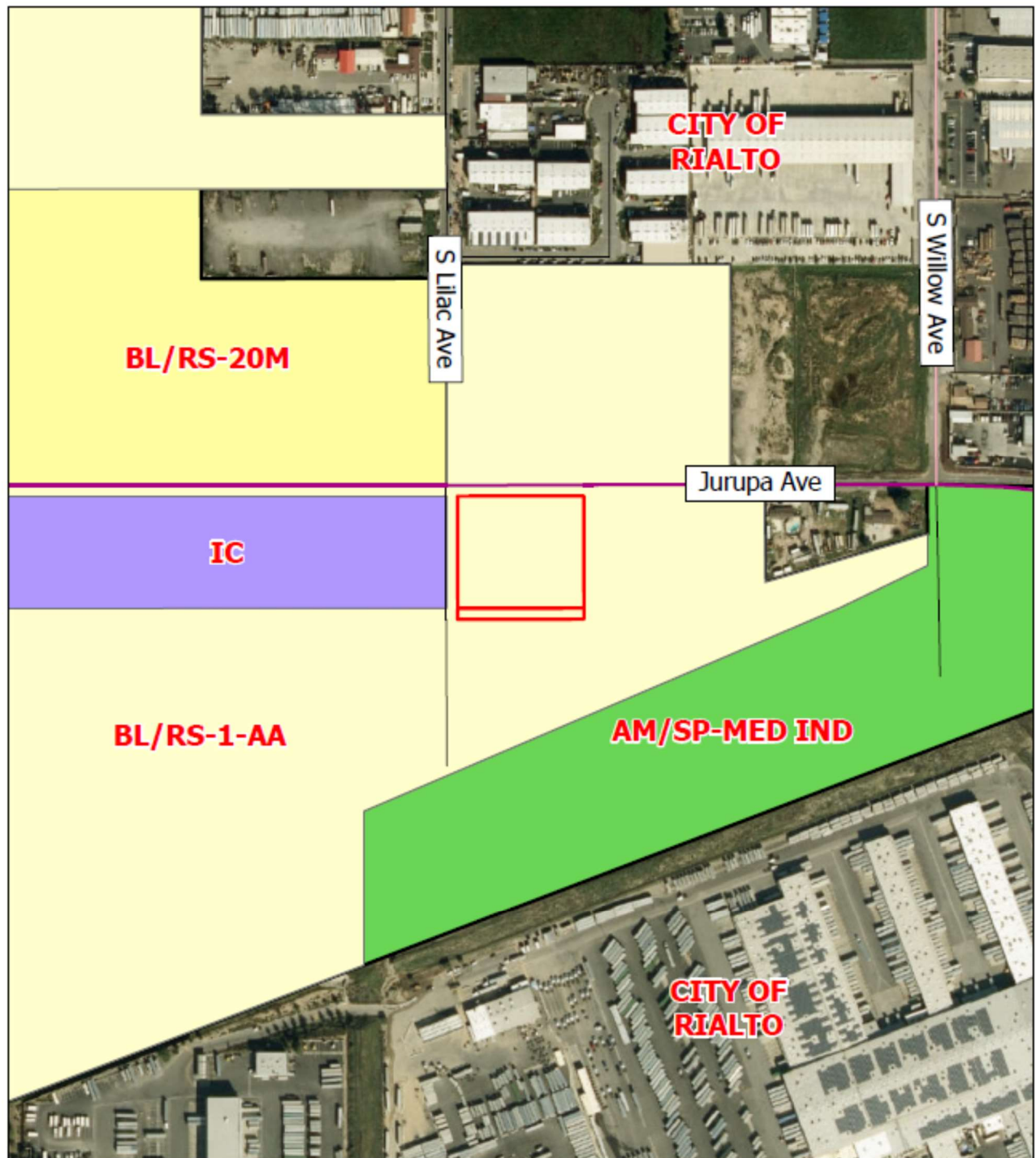


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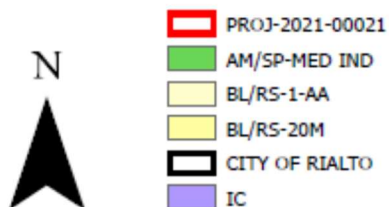


-  PROJ-2021-00021
-  LI: Limited Industrial
-  SD: Special Development
-  VLDR: Very Low Density Residential 0-2 du/ac max

**FIGURE 3: ZONING MAP (EXISTING)**



Scale: 1:5,000





**FIGURE 4: PROJECT SITE**  
View looking east on Jurupa Avenue



**FIGURE 5: PROJECT SITE**  
View looking west on Jurupa Avenue



**FIGURE 6: PROJECT SITE**  
View looking south on Lilac Avenue

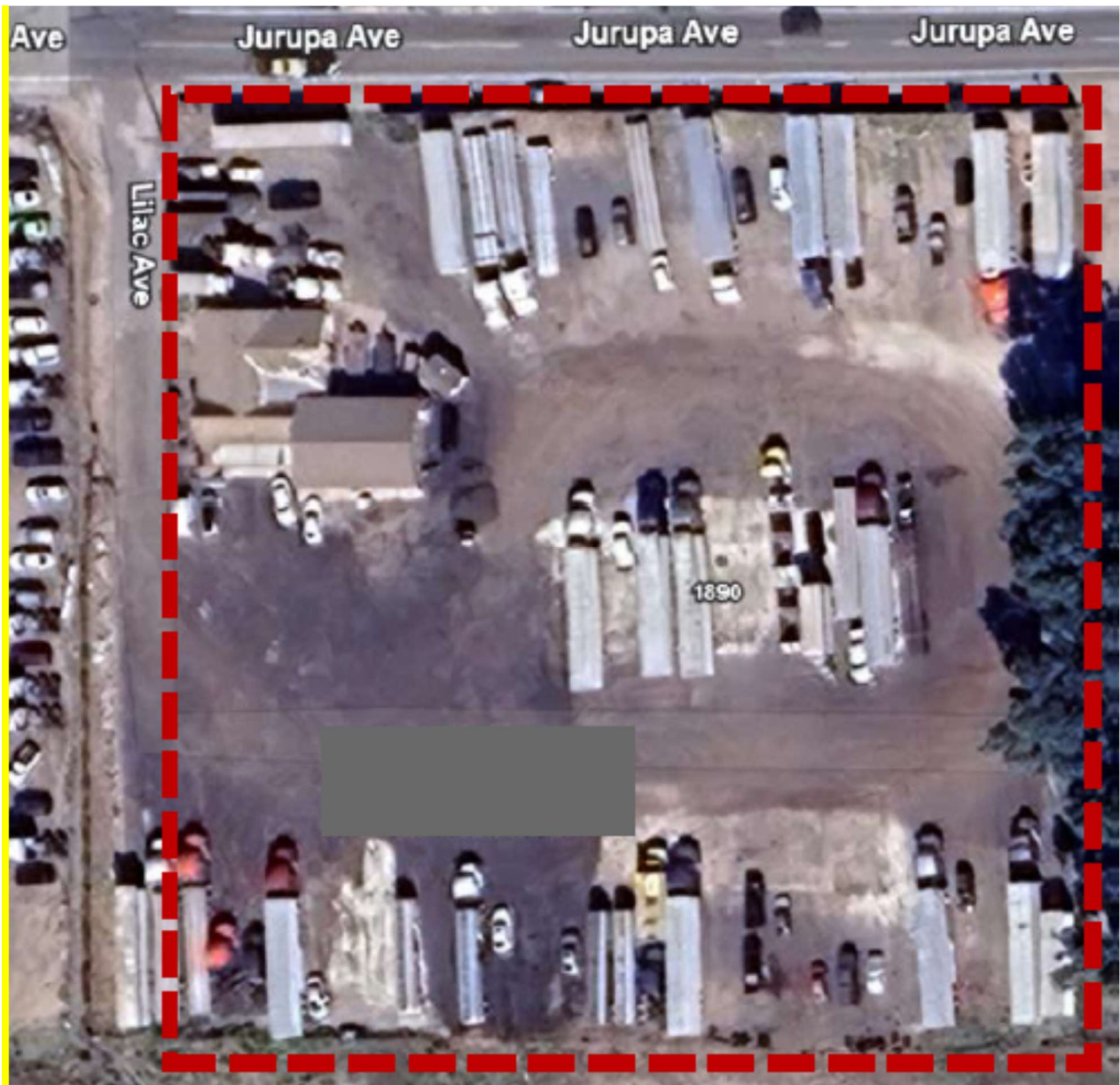


**FIGURE 7: PREVIOUS DEVELOPMENT**



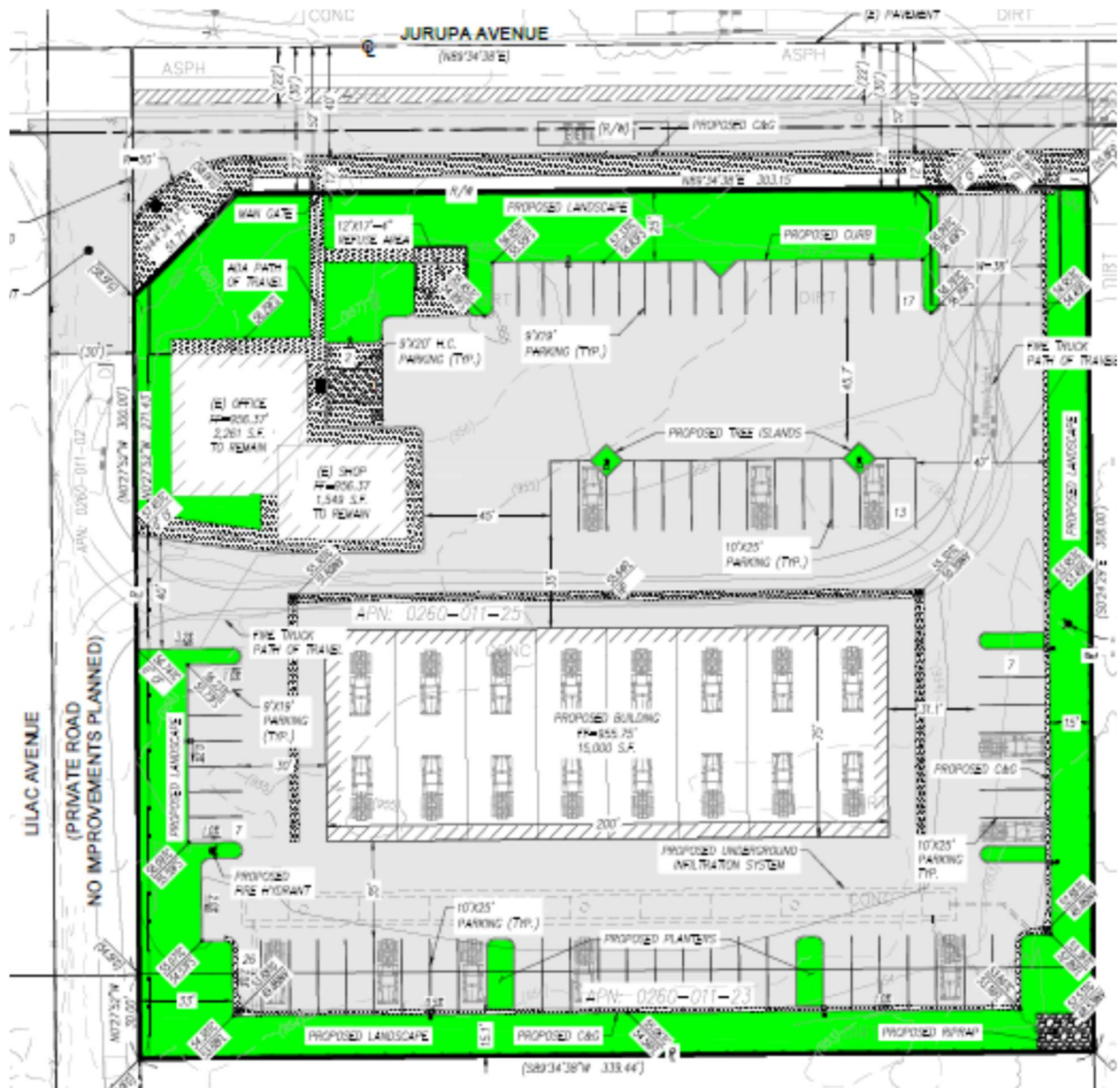


**FIGURE 8: EXISTING DEVELOPMENT**

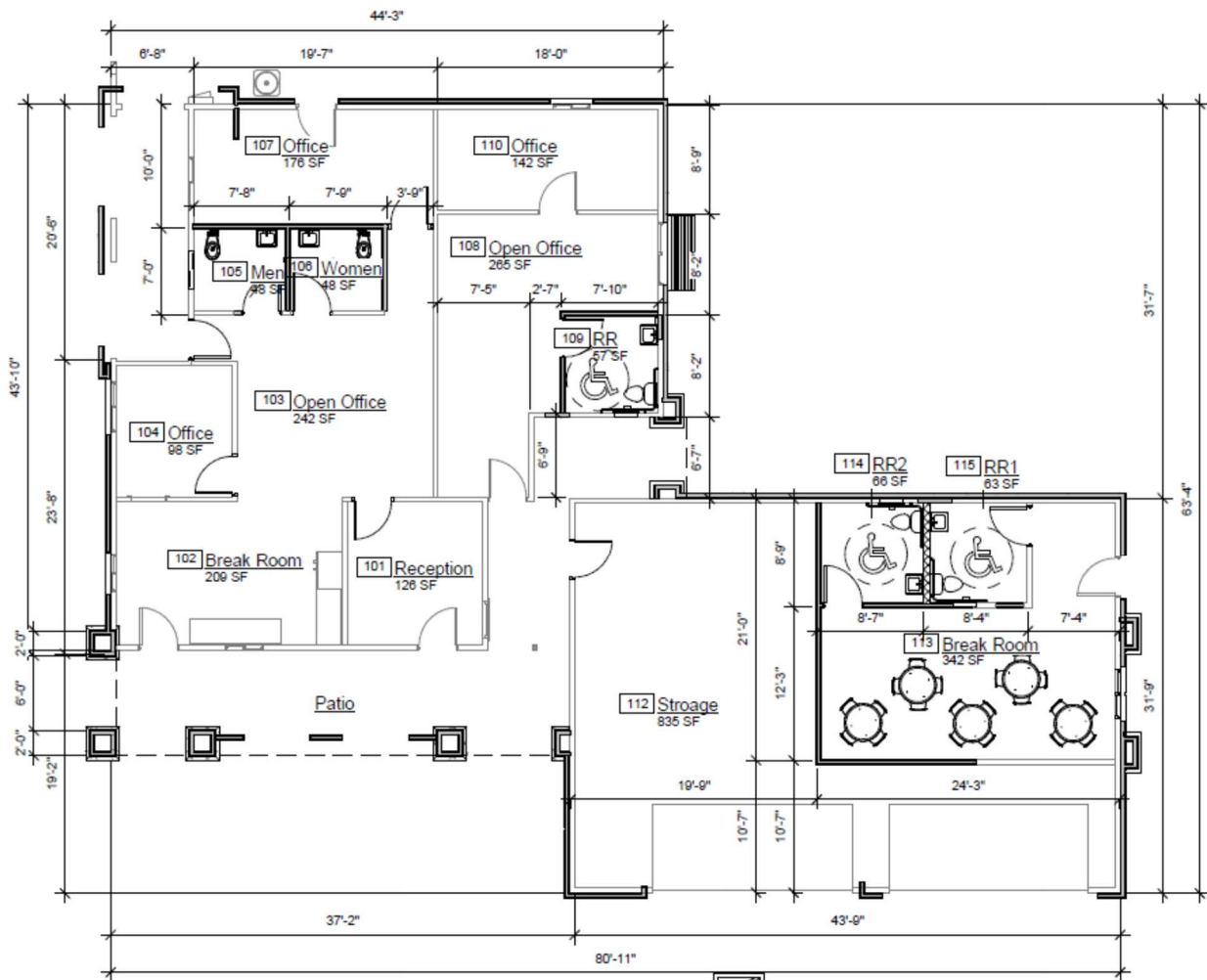
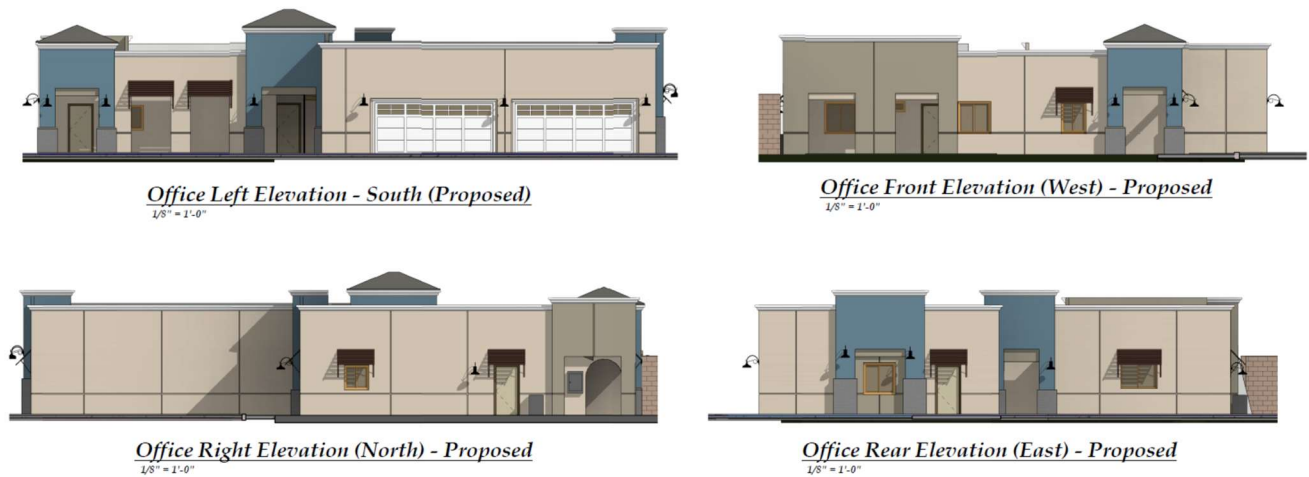




**FIGURE 10: PROPOSED SITE PLAN**



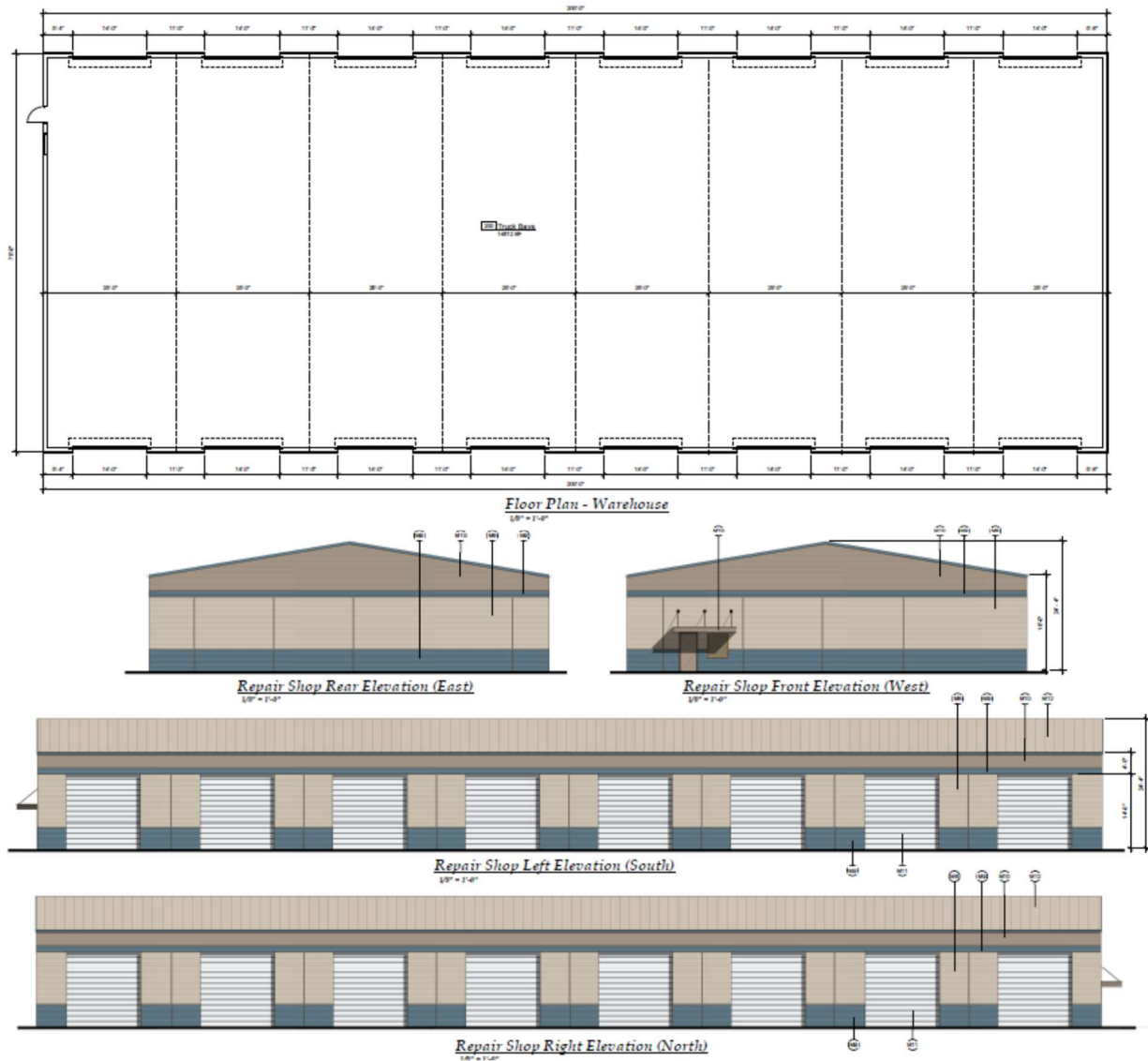
**FIGURE 11: EXISTING OFFICE BUILDING RENOVATION**



*Proposed Floor Plan - Office Building*  
 1/8" = 1'-0"



**FIGURE 12: PROPOSED MAINTENANCE BUILDING**



## **BACKGROUND AND PROJECT DESCRIPTION**

This item consists of a Conditional Use Permit for the establishment and operation of a truck tractor maintenance facility that includes the renovation of an existing office building containing 3,810 square feet and construction of a 15,000 square foot maintenance building on the same 2.53-acre site (collectively the Project) located at 11317 Lilac Avenue in the community of Bloomington (Project Site).

### **Property History**

Aerial records indicate there had been non-conforming truck maintenance services conducted on the Project Site since 2004 by the previous property owner (see Figure 7). Since then the history of the property has been as follows:

- In April 2019, the Code Enforcement Division received a complaint from a nearby resident noting the truck parking on the subject residential property.
- On September 19, 2019, after consultation with Planning Division staff, an application for a Pre-Application Development Review (PREA-2019-00087) was submitted, and the truck maintenance services continued.
- In December 2019, the Applicant purchased the subject property, continued with the Pre-Application Development Review process and continued providing truck maintenance services.
- On May 13, 2020, the Planning Division completed the Pre-Application Development Review, and the Applicant was informed that the general plan designation for the site will be amended to Limited Industrial (LI) as part of the adoption of the Countywide Plan.
- On April 6, 2021, the Applicant submitted their application for the requested Conditional Use Permit, together with a zoning amendment.
- There have been no further code enforcement complaints since the one originally submitted in April 2019.

### **Proposed Project**

On October 27, 2020, the Board of Supervisors adopted the Countywide Plan's Policy Plan (General Plan). At that time, it was determined that until such time that a comprehensive Zoning Map is approved there are interim procedures for determining Policy Plan (General Plan) consistency and how properties in the unincorporated County can be used and/or developed when the general plan and zoning designations are inconsistent. (Resolution No. 2020-197.) Specifically, "[d]uring the interim period, if a nonconformity exists between the Land Use Designation and the Land Use District of a parcel, and a property owner desires to use or develop their property in conformance with the Land Use Designation, a property owner may submit an application for a zone change consistent with the Land Use Designation along with the appropriate development or use application for approval by the County." (Section 6 of Resolution No. 2020-197.)

The Project Site is located within the Policy Plan's Limited Industrial (LI) Land Use Category designation and the Single Residential, 1-Acre Minimum/Additional Agriculture Overlay (RS-1/AA) Land Use Zoning District designation; thus, a nonconformity in the general plan and zoning designations existed at the time the Project application was originally submitted. Accordingly, the Applicant requested a zoning amendment consistent with the procedures outlined in Resolution No. 2020-197. Thereafter, on October 11, 2023, the Governor approved Assembly Bill (AB) 821 related to general plan and zoning ordinance conflicts which, as explained below, eliminate the need for the Applicant to obtain a zoning amendment for the Project. (Gov. Code § 65860, subd. (c).)

AB 821 provides that in the event a zoning ordinance becomes inconsistent with a general plan due to an amendment to the general plan and a local agency receives a development application for a



project that is not subject to specified provisions of law relating to housing development projects and that is consistent with the general plan but inconsistent with a zoning ordinance, the local agency is required to either amend the zoning ordinance within 180 days from the receipt of the development application to be consistent with the general plan, or to process the development application. If a local agency does not amend the zoning ordinance within 180 days from the receipt of the development application, AB 821 requires the local agency to process the development application. AB 821 also provides that a proposed development is not deemed inconsistent with any zoning ordinance or related zoning standard or criteria, and is not required to be rezoned to accommodate the proposed development, if there is substantial evidence that would allow a reasonable person to conclude that the proposed development is consistent with objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.

After receipt of the Project application the County did not amend its zoning ordinance within 180 days to make the Project Site's zoning designation consistent with the Policy Plan's Limited Industrial (LI) Land Use Category designation. The Project application is therefore being processed without the zoning amendment because the Project has been determined to be consistent with all applicable objective general plan standards and criteria related to the Limited Industrial (LI) Land Use Category designation, including, but not limited to, density and intensity range and primary purpose of an employment generating land use, and is being developed in accordance with the Community Industrial (IC) Land Use Zoning District, which will be the future implementing zone when the comprehensive Zoning Map is approved.

Pursuant to Development Code Section 82.01.020(c)(4)(A), "the Community Industrial (IC) land use zoning district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. These uses shall have limited outside storage." Correspondingly, pursuant to Development Code Section 82.06.040(c), "vehicle services" is permitted within the Community Industrial (IC) zoning district subject to the approval of a Conditional Use Permit. "Vehicle services" is defined in the Development Code to include "the repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, and other vehicles as a primary use." Therefore, the proposed truck tractor maintenance facility is conditionally permitted within the requested Community Industrial (IC) zoning district.

The proposed Project (See Figure 9) is comprised of the following:

- Renovation of existing office/shop building (3,810 square feet) (See Figure 9);
- Construction of a new truck tractor maintenance building (15,000 square feet) (See Figure 10);
- On-site landscaping, parking and drive aisles; and
- Off-site right-of-way improvement on the south side of Jurupa Avenue.

## **PROJECT ANALYSIS**

### **Site Design:**

The Project Site will be developed with the renovation of the existing office/shop building and construction of the maintenance building, along with the required landscaping, parking, and internal circulation improvements, as well as the required off-site street and sidewalk improvements (See Figure 9).

Access/Circulation:

Lilac Avenue (APN: 0260-011-02) is a private property owned by Oakmont El Rivino, LLC (Oakmont) who also owns the properties (APN: 0260-011-21 and 022) to the southwest of the subject property. Under the terms of an Irrevocable License Agreement (Agreement) between Oakmont and the Applicant (EXHIBIT J), the Applicant is granted the use of Lilac Avenue only to access the existing driveway onto the subject property. However, the Agreement does not grant the authorization for the Applicant to make any alterations, such as street improvements, to Lilac Avenue. Therefore, the Applicant has proposed to construct a new commercial driveway on the subject property at the existing driveway location on Lilac Avenue to continue the existing access onto the subject property. The Applicant has also proposed a secondary driveway for emergency access purposes only on Jurupa Road near the northeast corner of the subject property which will be constructed pursuant to the standards of the Department of Public Works and will be gated to provide access for the San Bernardino County Fire Protection District. These improvements along with the on-site circulation drive aisles meet the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed by the County's Land Use Services and Public Works Departments.

Landscaping:

Pursuant to Section 83.10.060(a)(4) of the Development Code, the required minimum landscaping area for the proposed Project is fifteen (15) percent. Landscaping will be planted within the twenty-five (25) foot setback along Jurupa Avenue and within the interior perimeter of the Project Site. The proposed Project provides a total landscaping area of approximately 22,645 square feet (21.8%) utilizing a xeriscape drought resistant design requiring low maintenance.

Parking:

Pursuant to Section 83.11.040 of the Development Code, the required off-street parking for the proposed Project is a total of 27 parking spaces. Ten (10) spaces are required for the office building and seventeen (17) spaces are required for the maintenance building. The proposed Project provides a total of 74 parking spaces. The surplus of forty-seven (47) parking spaces are intended for truck tractors that are being serviced.

Code Compliance Summary:

The proposed Project satisfies all applicable standards of the Development Code for development within the Community Industrial (IC) zoning district and is consisted with the goals and policies of the Policy Plan, as summarized below in Table 2 and 3:

**TABLE 2: PROJECT CODE COMPLIANCE**

<b>Project Component</b>	<b>Development Code</b>		<b>Project Plans</b>
Vehicle Services	CUP		CUP
Parking	27 spaces		74 Spaces
Minimum Landscaping	15% (121,968 SF)		21.8% (22,645 SF)
Minimum Building Setbacks	Front	25 Feet	160 Feet
	Side (west)	10 Feet	63 Feet
	Side (east)	10 Feet	70 Feet
Maximum Building Height	75 Feet		18 Feet
Maximum Lot Coverage	85%		18%
Drive Aisles	26 Feet		30 Feet



**TABLE 3: COUNTYWIDE POLICY PLAN CONSISTENCY**

<b>Policy LU-2.1: Compatibility with Existing Uses</b>	<b>Consistency</b>
We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	Considering features of the site design with the renovation, construction and operation of a truck tractor maintenance facility consistent with the Development Code, along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods.
<b>Policy LU-2.4: Land Use Map Consistency</b>	<b>Consistency</b>
We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.	The proposed zoning amendment is specifically intended to ensure consistency with the Land Use Map and does not require a Policy Plan amendment. The development of the Project conforms with the performance standards that are identified in the Development Code. The truck tractor maintenance facility is an allowed use within the \Community Industrial (IC) zoning district, as well as with the Limited Industrial (IL) land use category, subject to the approval of a Conditional Use Permit. Additionally, the Project site plan identifies compliance with the Development Code.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

An Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2025010178) was prepared in compliance with the California Environmental Quality Act (CEQA) (EXHIBIT A). The IS concludes that the proposed Project will not have a significant effect on the environment with implementation of mitigation measures related to the Project's impacts on Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for public review and comment for a 30-day period from January 9, 2025 through February 7, 2025. A comment letter was received from the South Coast Air Quality Management District (SCAQMD), dated January 21, 2025 (EXHIBIT F), recommending that the air quality analysis section of the IS/MND be revised. A response to the comments from the SCAQMD (EXHIBIT G), an Errata for the Air Quality Analysis (EXHIBIT H) and update to the CalEEMod (EXHIBIT I) have been prepared as part of the Final IS/MND.

The revisions in the Errata include information that merely clarifies, amplifies, or makes insignificant modifications to the IS/MND regarding the Project's potential air quality impacts. The revisions do not constitute a substantial revision to the IS/MND, which is defined to mean the identification of new significant environmental impacts or the addition of new mitigation that is required to avoid a significant environmental impact, as explained below, and therefore recirculation of the IS/MND is not required. The comments from the SCAQMD and corresponding responses are as follows:

- According to the IS/MND, the air quality analysis provided by the Lead Agency includes only daily emission tables for determining the significance of the regional air quality impacts during construction and operation in the air quality analysis. However, there is no determination of emissions or related analyses addressing the localized air quality

significance impacts using the localized significant thresholds (LSTs) for construction and operation.

**Response:** The localized air quality significance impacts have been analyzed and incorporated into the Final IS/MND. The model has been rerun with updated construction dates and to include watering of exposed areas twice a day during construction, as required by SCAQMD. Tables 1 to 9 of the Final IS/MND reflect the updated model.

- The air quality analysis should include an estimated maximum daily on-site construction emissions using CalEEMod8 land use emissions software, and subsequently, compare these emissions against the South Coast AQMD LSTs.

**Response:** On-site construction emissions have been evaluated and compared to SCAQMD LSTs. See Table 7 of the Final IS/MND. No significant impacts would result, and no mitigation measures are required

- The air quality analysis quantifies criteria pollutant emissions and GHG emissions using CalEEMod land use emissions software and compare the emissions to SCAQMD's CEQA regional pollutant emissions significant thresholds.

**Response:** Criteria pollutant emissions and GHG emissions were compared to South Coast AQMD's CEQA regional pollutant emissions significant thresholds. See Tables 1 to 6, 8, and 9 of the Final IS/MND. No significant impacts would result, and no mitigation measures are required

- The air quality analysis includes an estimated maximum daily on-site operational emissions using CalEEMod land use emissions software and, subsequently, compare these emissions against the South Coast AQMD LSTs.

**Response:** On-site operational emissions have been evaluated and compared to South Coast AQMD LSTs. See Table 7. No significant impacts would result, and no mitigation measures are required

- Due to the significantly high cancer risk result of close to 10 in a million, a good-faith effort is recommended to include all the feasible and applicable mitigation measures to reduce the high cancer risk impact on the nearby residents. Examples of mitigation measures such as requiring cleaner trucks or reducing the number of truck trips travel to and from the Proposed Project site, etc.

**Response:** The cumulative cancer risk (30-year) associated with the operation of the Project was found to be 9.64 in a million; however, as stated in the HRA analysis, the cumulative risk is ultra-conservative as it assumes that an individual is born during the opening year of the Project and located in the vicinity of the Project for the entire 30-year duration. As also noted in the report, the analysis itself was conservative as well in that it included all project-generated vehicle trips without incorporation of the reduction of existing uses. Therefore, even under this very conservative analysis, the cumulative cancer risk was still below the SCAQMD threshold level of 10 in a million. Furthermore, the highest cancer risk for the most affected age group (children, 2-16 years) had a maximum risk of 4.61 in a million, which is far below the 10 in a million threshold. Therefore, as stated in the report, no children, infants, or adults are exposed to cancer risks in excess of 10 in a million. Based on these details, the recommendation to make a good-faith effort to include feasible mitigation measures is noted; however, as even a very conservative analysis was below the 10 in a million threshold, the need for additional mitigation measures to be added to the Project is not required. Any potential additional mitigation measures would be at the discretion of the project applicant

A summary of recommended mitigation measures intended to reduce the Project's impact on the environment to less than significant is contained in the IS/MND and incorporated into the Project's



Mitigation and Monitoring and Reporting Program (EXHIBIT B). The mitigation measures include the following topics: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources.

### **PUBLIC COMMENTS**

On September 26, 2023, a Project Notice was mailed to the twenty-seven (27) surrounding property owners within 300 feet of the Project site, as required by Section 85.03.080 of the Development Code. No public comments were received.

### **NOTICE OF HEARING**

On March 25, 2025, a Notice of Hearing was mailed to the twenty-seven (27) surrounding property owners within 300 feet of the Project site, as required by Section 86.07.020 of the Development Code. No public comments were received.

### **REQUIRED FINDINGS FOR REQUESTED ACTIONS**

Pursuant to Development Code Section 85.06.040 the supporting facts for the required findings for approval of the Conditional Use Permit is provided in EXHIBIT C.

### **RECOMMENDATION**

That the Planning Commission take the following actions:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EXHIBITS A, B and H);
- 2) **ADOPT** the Findings in support of the Conditional Use Permit (EXHIBIT C);
- 3) **APPROVE** the Conditional Use Permit for the establishment and operation of a truck tractor maintenance facility that includes the renovation of an existing office building containing 3,810 square feet and construction of a 15,000 square foot maintenance building on 2.53 acres, subject to the recommended Conditions of Approval (EXHIBIT D); and
- 4) **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

### **ATTACHMENTS:**

EXHIBIT A: Mitigated Negative Declaration, link: [Draft-Initial-Study-Dec-2024.pdf](#)  
EXHIBIT B: Mitigation Monitoring and Reporting Program  
EXHIBIT C: Findings for Conditional Use Permit  
EXHIBIT D: Conditions of Approval  
EXHIBIT E: Project Plans  
EXHIBIT F: Letter from South Coast Air Quality Management District  
EXHIBIT G: Responses to Letter from South Coast Air Quality Management District  
EXHIBIT H: Errata for the Air Quality Analysis  
EXHIBIT I: Project CalEEMod  
EXHIBIT J: Public Comments

# EXHIBIT A

**Mitigated Negative Declaration, link:**  
**[Draft-Initial-Study-Dec-2024.pdf](#)**

**EXHIBIT A: Mitigated Negative Declaration, link: [Draft-Initial-Study-Dec-2024.pdf](#)**



## **EXHIBIT B**

# **Mitigation Monitoring and Reporting Program**

Mitigation Monitoring and Reporting Program  
Initial Study/Mitigated Negative Declaration  
Truck Terminal for a Truck Tractor Maintenance Facility Project

*Prepared by:*



**County of San Bernardino, Land Use Services Department**

385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, California 92415-0182  
*Contact: Oliver Mujica, Contract Planner*

**FEBRUARY 2025**

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# 1 Introduction

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The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Truck Terminal for a Truck Tractor Maintenance Facility Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce all potentially significant impacts to below a level of significance for aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, utilities and service systems and wildfire.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, California 92415

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## 2 Mitigation Monitoring and Reporting Program Table

**Table 1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<b>Biological Resources</b>				
<b>BIO-1:</b> Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species-specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by a qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.	No more than three (3) days prior to initiating the removal or ground-disturbing activities	Project applicant and qualified biologist	San Bernardino County LUSD	
<b>Cultural Resources</b>				
<b>CR-1:</b> A qualified archaeological monitor shall be present full-time during any soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources. In the event of	During any soil-disturbing activities that could result in impacts to	Contractor/Qualified Archaeologist hired by Applicant	San Bernardino County LUSD	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the County of San Bernardino to implement that program.	archaeological resources, and upon discovery of historical or archaeological resources			
<b>CR-2:</b> If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.	Upon discovery of historical or archaeological resources	Qualified Archaeologist hired by Applicant	San Bernardino County LUSD	
<b>CR-3:</b> If evidence of human remains is identified, the County Coroner will be contacted immediately and permitted to inspect the remains. The San Bernardino County and the Project Applicant shall also be informed of the discovery. The coroner will determine if the bones are historic/archaeological or a modern legal case. The coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.  All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25	Upon discovery of human remains	Contractor	San Bernardino County LUSD	



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
USC 3001 & 43 CFR10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.				
<b>Geology and Soils</b>				
<b>GEO-1:</b> The recommendations highlighted in Section 4 of the Geotechnical Evaluations and Soils Infiltration Testing for WQMP-BMP Stormwater Disposal System Design report, dated January 10, 2023, prepared by Soils Southwest, Inc., and any other geotechnical requirements provided by the County Geologist shall be incorporated into design and construction	Prior to issuance of grading permit	Qualified Geologist hired by Applicant	San Bernardino County LUSD	
<b>GEO-2:</b> If any inadvertent or unanticipated finds during construction or maintenance activity appear to be paleontological in nature, activity shall immediately be halted, and a qualified paleontological Principal Investigator shall evaluate the finds and prepare a Paleontological Mitigation and Monitoring Plan (PMMP). The PMMP shall be prepared in accordance with all appropriate California Environmental Quality Act (CEQA) and San Bernardino County guidelines. The PMMP shall then be adhered to for the remainder of any land disturbing activities for the Project.	Prior to issuance of grading permit	Qualified Paleontologist hired by Applicant	San Bernardino County LUSD	
<b>Tribal Cultural Resources</b>				

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<b>TRC-1:</b> The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted should any pre-contact cultural resource be discovered during Project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site.	Upon discovery of historical or archaeological resources	Qualified Archaeologist hired by Applicant	San Bernardino County LUSD	
<b>TRC-2:</b> Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project.	Upon discovery of historical or archaeological resources	Qualified Archaeologist hired by Applicant	San Bernardino County LUSD	



## **EXHIBIT C**

# **Findings for Conditional Use Permit**



**FINDINGS: CONDITIONAL USE PERMIT.** Conditional Use Permit for the establishment and operation of a truck tractor maintenance facility that includes the renovation of an existing office/shop building containing 3,810 square feet and construct a 15,000 square foot maintenance building on 2.53 acres (Project). The following are the required findings per the San Bernardino County Development Code Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The Project is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. The Project in size is also able to accommodate adequate on-site circulation. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks as shown in Table 2 of the Staff Report pursuant to the requirements of the San Bernardino County Development Code.

2. **The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

Lilac Avenue (APN: 0260-011-02) is privately property owned by Oakmont El Rivino, LLC (Oakmont) who also owns the properties (APN: 0260-011-21 and 022) to the southwest of the subject property. Under the terms of an Irrevocable License Agreement (Agreement) between Oakmont and the Applicant, the Applicant is granted the use of Lilac Avenue only to access the existing driveway onto the subject property. However, the Agreement does not grant the authorization for the Applicant to make any alterations, such as street improvements, to Lilac Avenue. Therefore, the Applicant has proposed to construct a new commercial driveway on the subject property at the existing driveway location on Lilac Avenue to continue the existing access onto the subject property. The Applicant has also proposed a secondary driveway for emergency access purposes only on Jurupa Road near the northeast corner of the subject property which will be constructed pursuant to the standards of the Department of Public Works and will be gated to provide access for the San Bernardino County Fire Protection District. These improvements along with the on-site circulation drive aisles meet the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed by the County's Land Use Services and Public Works Departments.

3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The Project has been designed to comply with all applicable requirements of the San Bernardino County Development Code. The Conditions of Approval for the Project will ensure that the use will not become a nuisance or have a substantial adverse effect on abutting properties.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan.**

The Project includes the renovation of the existing office/shop building construction of a 15,000 square foot maintenance building for the operation of a truck tractor maintenance facility on 2.53 acres. Based on the evidence contained in the Project's supporting documents, the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) including, but not limited to, the findings below:

**Policy LU-2.1 Compatibility with Existing Uses**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: Considering features of the site design with the renovation, construction and operation of a truck tractor maintenance facility consistent with the San Bernardino County Development Code, along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods.

**Policy LU-2.4 Land Use Map Consistency.**

We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: As detailed in the Staff Report, Project Site is located within the Policy Plan's Limited Industrial (LI) Land Use Category designation and the Single Residential, 1-Acre Minimum/Additional Agriculture Overlay (RS-1/AA) Land Use Zoning District designation. Pursuant to Assembly Bill (AB) 821, The Project application is being processed without the zoning amendment because the Project has been determined to be consistent with all applicable objective general plan standards and criteria related to the Limited Industrial (LI) Land Use Category designation, including, but not limited to, density and intensity range and primary purpose of an employment generating land use, and is being developed in accordance with the Community Industrial (IC) Land Use Zoning District, which will be the future implementing zone when the comprehensive Zoning Map is approved. The development of the Project conforms with the performance standards that are identified in the San Bernardino County Development Code for the Community Industrial (IC) zoning district. The truck tractor maintenance facility is an allowed use within the proposed Community Industrial (IC) zoning district subject to the approval of a Conditional Use Permit. The Project site plan identifies compliance with the San Bernardino County Development Code.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.**

The applicant will be required to construct appropriate road improvements, both on-site and off-site, continue to provide adequate water services from the West Valley Water District, sewer services from the Rialto Utility Authority and continue to provide adequate utilities to the property in accordance with the Conditions of Approval.

6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare.**

The Conditions of Approval ensure the appropriate intended use of the Project, and will ensure that the overall public health, safety, and general welfare are not impacted by the Project.

7. **The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.**

The orientation and design of the Project includes adequate building setbacks and the future ability to construct rooftop solar facilities.

**ENVIRONMENTAL FINDINGS:**

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of required mitigation measures. A Mitigated Negative Declaration (MND) was considered along with public comments and the Errata. The revisions in the Errata include information that merely clarifies, amplifies, or makes insignificant modifications to the MND regarding the Project's potential air quality impacts. The revisions do not constitute a substantial revision to the MND that require recirculation. The MND is adopted and a Notice of Determination will be filed in accordance with CEQA. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

**END OF FINDINGS**



## **EXHIBIT D**

# **Conditions of Approval**



## Conditions of Approval

<b>Record:</b>	PROJ-2021-00021	<b>System Date:</b>	12/18/2025
<b>Record Type:</b>	Project Application	<b>Primary APN:</b>	0260011250000
<b>Record Status:</b>	In Review	<b>Application Name:</b>	CONDITIONA USE PERMIT
<b>Effective Date:</b>		<b>Expiration Date:</b>	
<b>Description:</b>	CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A TRUCK TRACTOR MAINTENANCE FACILITY INVOLVING THE RENOVATION OF AN EXISTING OFFICE BUILDING CONTAINING 3,810 SQUARE FEET AND CONSTRUCTION OF A 15,000 SQUARE FOOT MAINTENANCE BUILDING ON 2.53 ACRES, LOCATED AT 11317 LILAC AVENUE, BLOOMINGTON; WITHIN THE COUNTYWIDE POLICY PLAN LIMITED INDUSTRIAL (LI) LAND USE CATEGORY, SINGLE RESIDENTIAL, 1-ACRE MINIMUM, AGRICULTURE OVERLAY (RS-1/AA), WITHIN THE ADDITIONAL AGRICULTURAL, (AA) OVERLAY APN: 0260-011-25 AND 23; 5TH SUPERVISORIAL DISTRICT; PROJECT NUMBER PROJ-2021-00021		

**This document does not signify project approval.**

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

## ON-GOING

### Land Use Services - Planning

#### 1 **Project Approval Description (CUP/MUP)** - Status: Outstanding

This Conditional Use Permit is conditionally approved to establish and operate a truck tractor maintenance facility. This includes the renovation of an existing office building containing 3,810 square feet and construction of a 15,000 square foot maintenance building on 2.53 acres, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding

The Project site is located at 11317 Lilac Avenue.

3 **Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 **Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

6 **Expiration** - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7 **Continuous Effect/Revocation** - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 **Extension of Time** - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 **Project Account** - Status: Outstanding

The Project account number is PROJ-2021-00021. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 **Development Impact Fees** - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

11 **Performance Standards** - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

**12 Continuous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

**13 Clear Sight Triangle** - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

**14 Underground Utilities** - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

**15 Construction Hours** - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

16 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

17 **Cultural Resources** - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

## **Public Health– Environmental Health Services**

18 **Noise Levels** - Status: Outstanding

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

19 **OWTS Maintenance** - Status: Outstanding

The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

20 **Refuse Storage and Disposal** - Status: Outstanding

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

## **Public Works - Traffic**

21 **Access** - Status: Outstanding

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

22 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

## **INFORMATIONAL**

### **County Fire - Community Safety**

23 **F01 Jurisdiction** - Status: Outstanding

The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

**24 F04 Fire Permit Expiration - Status: Outstanding**

Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

**25 F15 Access – 30% slope - Status: Outstanding**

Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

**26 F70 Additional Requirements - Status: Outstanding**

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

**27 F71 Proposal Changes - Status: Outstanding**

Any changes to this proposal shall require new Fire Department condition letter.

## **County Fire - Hazardous Materials**

**28 Update Business Plan - Status: Outstanding**

Electronically update business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> within 30 days of any one of the following events: • A 100 percent or more increase in the quantity of a previously disclosed material. • Any handling of a previously undisclosed hazardous materials at or above reportable quantities. • A change of business address, business ownership, or business name. • A substantial change in the handler's operations that requires modification to any portion of the business plan.

## **Land Use Services - Land Development**

**29 Additional Drainage Requirements - Status: Outstanding**

Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

## **Public Works - Solid Waste Management**

**30 Franchise Hauler Service Area - Status: Outstanding**

This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste and Recycling).



31 **Mandatory Trash, Organic Waste, and Recycling Service** - Status: Outstanding

This property falls within a Uniform Handling Service area and is subject to California Senate Bill (SB) 1383. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement for trash, recycling, and organic waste (includes green waste and food waste) collection services and pay the rates of such services; or apply to the County for a self-haul exemption from uniform handling service. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5.

32 **Recycling and Organic Waste Collection Container Information** - Status: Outstanding

California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

33 **Recycling Storage Capacity** - Status: Outstanding

The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of California Assembly Bill (AB) 2176.

## **PRIOR TO LAND DISTURBANCE**

### **Land Use Services - Planning**

34 **Air Quality** - Status: Outstanding

Although the Project does not exceed South Coast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the SCAQMD is in non-attainment status for ozone and suspended particulates [PM10 and PM2.5 (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures: a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion. 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour. b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NOX and PM10 levels in the area. Although the Project will not exceed South Coast Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements: 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

35 **Diesel Regulations** - Status: Outstanding

The operator shall comply with all existing and future California Air Resources Board and SCAQMD regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. SCAQMD rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

36 **GHG - Construction Standards** - Status: Outstanding

The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following: a) Implement the approved Coating Restriction Plans. b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment. c) Grading contractor shall provide and implement the following when possible: - training operators to use equipment more efficiently. - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions. - replacing older, less fuel-efficient equipment with newer models. - use GPS for grading to maximize efficiency. d) Grading plans shall include the following statements: - "All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration." - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes." e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways. f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures. g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

37 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

## **Land Use Services - Building and Safety**

38 **Demolition Permit** - Status: Outstanding

Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

39 **Geotechnical Report** - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

40 **Wall Plans** - Status: Outstanding

Submit plans and obtain separate building permits for any required retaining walls.

**Land Use Services - Land Development**

- 41 **Drainage Improvements** - Status: Outstanding  
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 42 **Grading Plans** - Status: Outstanding  
Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
- 43 **On-site Flows** - Status: Outstanding  
On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- 44 **Project Specific Conditions** - Status: Outstanding  
Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- 45 **Project Specific Conditions** - Status: Outstanding  
Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved final Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.
- 46 **Project Specific Conditions** - Status: Outstanding  
BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by the County Department of Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees, and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.
- 47 **Project Specific Conditions** - Status: Outstanding  
FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8667H dated 8/28/2008. No elevation requirements.
- 48 **Project Specific Conditions** - Status: Outstanding  
State Construction Stormwater General Permit: Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact:  
[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

49 **WQMP** - Status: Outstanding

A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. Review processed on an actual cost basis. Copies of the WQMP guidance and template can be found at: (<https://dpw.sbcounty.gov/wqmp-templates-and-forms/>)

50 **WQMP Inspection Fee** - Status: Outstanding

The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

## **Public Health– Environmental Health Services**

51 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

## **Public Works - Surveyor**

52 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

53 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

## **PRIOR TO BUILDING PERMIT ISSUANCE**

### **Land Use Services - Planning**

54 **Architecture** - Status: Outstanding

Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

55 **Landscape and Irrigation Plan** - Status: Outstanding

Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

56 **Lighting Plans** - Status: Outstanding

The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

57 **Signs** - Status: Outstanding

All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

**County Fire - Community Safety**58 **F02 Fire Fee** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

59 **F09 Building Plans** - Status: Outstanding

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

60 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

61 **F22 Primary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

62 **F23 Secondary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

63 **F26 Fire Flow Test** - Status: Outstanding

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

64 **F27 Water System** - Status: Outstanding

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 1500 GPM for a two hour duration at 20 psi residual operating pressure. Fire Flow is based on a 15000 sq. ft. structure.

65 **F28 Water System Commercial** - Status: Outstanding

A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

66 **F33 Water System Certification** - Status: Outstanding

The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site

### **Land Use Services - Building and Safety**

67 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

68 **Temporary Use Permit** - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

### **Land Use Services - Land Development**

69 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

70 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California: Jurupa Avenue (Major Highway Street – 104 feet): •Road Dedication. A 22-foot grant of easement is required to provide a half-width right-of-way of 52 feet. •Street Improvements. Design curb and sidewalk with match up paving 40 feet from centerline with a minimum 80-foot paved section within a 104-foot right-of-way. •Sidewalks. Design sidewalks per County Standard 109 Type "A or B". •Curb Returns. Curb returns shall be designed per County Standard 110. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way. Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Lilac Avenue (Industrial Collector – 60 feet): •Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130.

71 **Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

72 **Soils Testing** - Status: Outstanding

Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

73 **Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

74 **Utilities** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

## **Public Health– Environmental Health Services**

75 **Demolition Inspection Required** - Status: Outstanding

All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

76 **Existing OWTS** - Status: Outstanding

Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

77 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

78 **New OWTS** - Status: Outstanding

If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

79 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be sewer service provided by City of Rialto or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).



80 **Sewer Service Verification Letter** - Status: Outstanding

Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).

81 **Water and Sewer - LAFCO** - Status: Outstanding

Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to EHS verification of Local Agency Formation Commission (LAFCO) approval of either: 1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, 2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries.

Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133.

82 **Water Purveyor** - Status: Outstanding

Water purveyor shall be West Valley WD or EHS approved.

83 **Water Service Verification Letter** - Status: Outstanding

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

## Public Works - Solid Waste Management

84 **Construction Waste Management Plan (CWMP) Part 1** - Status: Outstanding

The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects

## Public Works - Traffic

85 **Regional Transportation Fee** - Status: Outstanding

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted, and the building permit is applied for. The Plan Fee is subject to change periodically.

Currently, the fee is \$17.02 per square foot for Commercial Use, which includes the 15,000 square foot truck tractor storage with maintenance and repair building, 2,261 square foot office, and 1,549 square foot shop per the site plan dated 01/23/2024. Therefore, the gross fee for new development is \$320,146.20 [(15,000+2,261+1,549) sq. ft. x \$17.02/sq. ft.]. This project is subject to a Regional Transportation Fee credit for the existing structures. The fee credit is \$7,895.00 for the existing single-family residence. Therefore, the net estimated Regional Transportation Fees for the Project is \$312,251.20 (\$320,146.20 - \$7,895.00). The current Regional Transportation Development Mitigation Plan can be found at the following website: <https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf>

## PRIOR TO OCCUPANCY

### Land Use Services - Planning

- 86 **Fees Paid** - Status: Outstanding  
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2021-00021.
- 87 **Installation of Improvements** - Status: Outstanding  
All required on-site improvements shall be installed per approved plans.
- 88 **Installation of Improvements** - Status: Outstanding  
All required on-site improvements shall be installed per approved plans.
- 89 **Landscaping/Irrigation** - Status: Outstanding  
All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100.  
Supplemental verification should include photographs of the site and installed landscaping.
- 90 **Landscaping/Irrigation** - Status: Outstanding  
All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100.  
Supplemental verification should include photographs of the site and installed landscaping.
- 91 **Screen Rooftop** - Status: Outstanding  
All roof top mechanical equipment is to be screened from ground vistas.
- 92 **Shield Lights** - Status: Outstanding  
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 93 **Shield Lights** - Status: Outstanding  
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 94 **Condition Compliance** - Status: Outstanding  
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.
- 95 **Condition Compliance** - Status: Outstanding  
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

96 **GHG - Installation/Implementation Standards** - Status: Outstanding

The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:

a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

### **County Fire - Community Safety**

97 **F06 Inspection by Fire Department** - Status: Outstanding

Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

### **Land Use Services - Building and Safety**

98 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

### **Land Use Services - Land Development**

99 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

100 **WQMP Improvements** - Status: Outstanding

All required WQMP improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works. An electronic file of the approved final WQMP shall be submitted to Land Development Division, Drainage Section.

101 **Streetlights** - Status: Outstanding

This project lies within the streetlight district boundary of County Service Area 70, Zone SL-1. Due to the projected use of the property, streetlighting may be required. If this project requires streetlights as conditioned by San Bernardino County Department of Public Works Special Districts Streetlighting Section, streetlight plans will be submitted directly to Special Districts, but all streetlights must be shown on the street improvement plans submitted to Land Development. Please contact (909) 386-8821 for requirements or for additional information.

102 **LDD Requirements** - Status: Outstanding

All LDD requirements shall be completed by the applicant prior to occupancy.

103 **Road Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.

104 **Structural Section Testing** - Status: Outstanding

A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

**Public Works - Solid Waste Management**105 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding

The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>.

**Public Works - Traffic**106 **Improvements** - Status: Outstanding

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. This shall include any software and/or hardware to implement the approved signal coordination plan.

**PRIOR TO RECORDATION****County Fire - Community Safety**107 **F16 Access** - Status: Outstanding

The development shall have a minimum of one point of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

**PRIOR TO FINAL INSPECTION****County Fire - Community Safety**108 **F35 Hydrant Marking** - Status: Outstanding

Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

109 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding

An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

**110 F40 Roof Certification** - Status: Outstanding

A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

**111 F41 Fire Alarm** - Status: Outstanding

A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

**112 F45 Fire Extinguishers** - Status: Outstanding

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

**113 F48 Material Identification Placards** - Status: Outstanding

The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

**114 F51 Commercial Addressing** - Status: Outstanding

Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ( $\frac{3}{4}$ ) inch stroke.

**115 F55 Key Box** - Status: Outstanding

An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	<a href="https://lus.sbcounty.gov/">https://lus.sbcounty.gov/</a>	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	<a href="https://www.sbcfire.org/">https://www.sbcfire.org/</a>	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995

Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	<a href="https://dpw.sbcounty.gov/">https://dpw.sbcounty.gov/</a>	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	<a href="https://ehs.sbcounty.gov">https://ehs.sbcounty.gov</a>	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	<a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

## **EXHIBIT E**

# **Project Plans**



SITE PLAN  
11317 LILAC AVENUE  
BLOOMINGTON, SAN BERNARDINO COUNTY, CA  
APN: 0260-011-23 & 0260-011-25

PROPERTY OWNER/APPLICANT:

CORTEZ PROPERTY MANAGEMENT, LLC  
14739 PROCTOR AVENUE  
CITY OF INDUSTRY, CA 91746

PROJECT DESCRIPTION:

DEVELOP A TRUCK PARKING & REPAIR FACILITY WITH OFFICE BUILDING, ADDITIONAL PARKING STALLS, BASIN, FENCING, AND LANDSCAPING ALONG PARCEL FRONTAGE. ONLY OUTDOOR STORAGE WILL BE TRUCK TRACTORS.

LEGAL DESCRIPTION:

THE NORTH 360 FEET OF GOVERNMENT LOT 2, SECTION 35 TOWNSHIP 1 SOUTH, RANGE 5 WEST, WEST OF PROPERTY FROM DOCUMENT IN BOOK 1884, PG 11; EXCEPTING THEREFROM THE WEST 30 FEET AND THE EAST 25 FEET.

PROJECT INFORMATION:

ASSESSOR'S PARCEL NO: 0260-011-23 & -25  
EXISTING ZONING: SINGLE RESIDENTIAL-1 (RS-1)  
ADDITIONAL AGRICULTURAL (AA)  
EXISTING LAND USE: RESIDENCE & TRUCKING FACILITY  
PROPOSED LAND USE: COMMUNITY INDUSTRIAL (IC)  
REFUSE ENCLOSURE: 12'X17'-4" PER COUNTY STANDARD TRASH ENCLOSURE  
CABLE: CHARTER COMMUNICATIONS (833) 694-9259  
WATER PURVEYOR: WEST VALLEY WATER DISTRICT (909) 875-1804  
GAS PURVEYOR: SOUTHERN CALIFORNIA GAS CO. (909) 335-7793  
ELECTRICITY PURVEYOR: SOUTHERN CALIFORNIA EDISON (909) 793-2061  
TELEPHONE PURVEYOR: GENERAL TELEPHONE (909) 797-8277

LEGEND:

ASPH ASPHALTIC CONCRETE SURFACE  
BT BOTTOM OF TRENCH  
CB CATCH BASIN  
C&G CURB AND GUTTER  
CL CENTER LINE  
DDC DOUBLE DETECTOR CHECK  
DWY DRIVEWAY  
(E) EXISTING  
FF FINISH FLOOR  
FG FINISH GRADE  
FL FLOWLINE  
FS FINISHED SURFACE  
GB GRADE BREAK  
GW GUY WIRE  
INV INVERT OF PIPE  
MH MANHOLE  
NTS NOT TO SCALE  
PP POWER POLE  
ST STREET  
TC TOP OF CURB  
TF TOP OF FOOTING  
TW TOP OF WALL  
TYP TYPICAL  
W WROUGHT IRON  
WM WATER METER  
EXISTING CONCRETE SURFACE  
PROPOSED CONCRETE SURFACE  
EXISTING AC PAVEMENT TO BE REMOVED  
RIGHT OF WAY  
PROPERTY LINE  
CENTERLINE  
PROPOSED BLOCK OR STONE WALL  
FLOWLINE  
FILL SLOPE  
INDICATES DIRECTION OF FLOW  
CONTOUR ELEVATION (FEET)  
ADA PATH OF TRAVEL

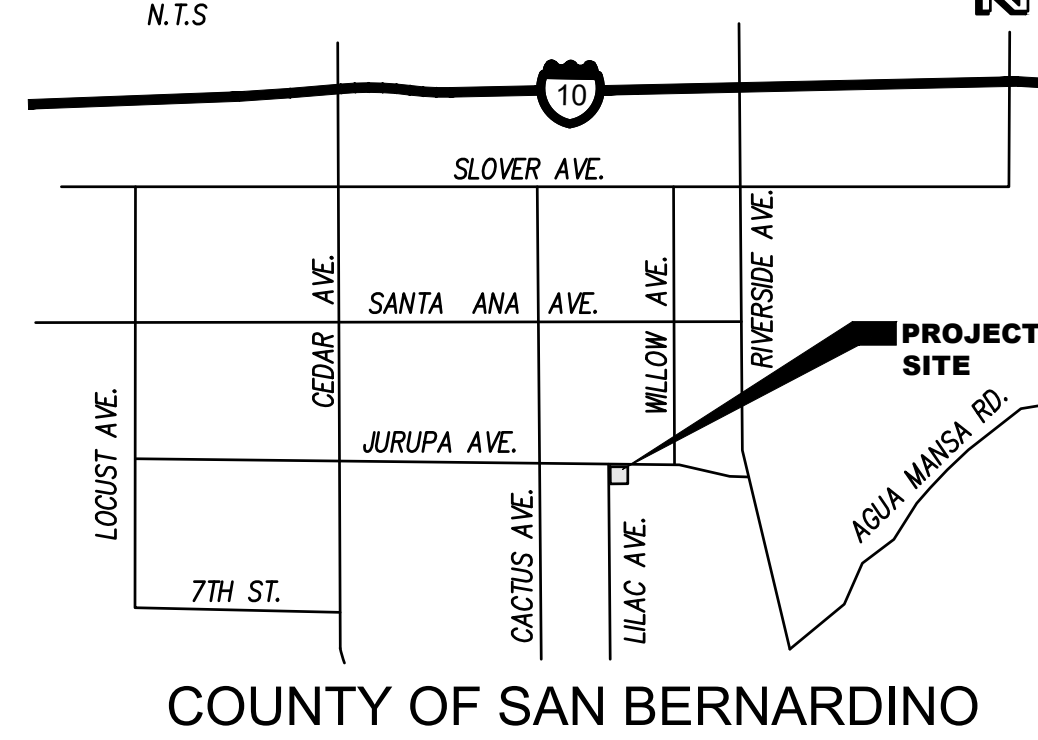
BENCHMARK:

DESIGNATION: 016-88 (CITY OF RIALTO)  
DESCRIPTION: CITY OF RIALTO BRASS DISC SET IN TOP OF CURB 32 FT. SOUTH OF CENTERLINE SANTA ANA 61 FT. WEST OF CENTERLINE CACTUS.  
ELEVATION: 1004.84' (NGVD29)

BASIS OF BEARINGS:

THE CENTERLINE OF JURUPA AVE. PER RS 07-237  
RS 148/50-51 BEARING: N89°35'03"E

VICINITY MAP



TOTAL PARCEL COVERAGE:

SUBJECT	AREA	%
BUILDING	18,810 S.F.	18.10%
HARDSCAPE	62,469 S.F.	60.11%
LANDSCAPE	22,645 S.F.	21.79%
TOTALS	103,924 S.F.	100% (2.39 AC.)

PARKING ANALYSIS:

REQUIREMENTS:  
OFFICE: 1 SPACE/250 S.F.  
2,261 S.F. = 10 SPACES  
WAREHOUSE: 1 SPACE/1,000 S.F.  
16,549 S.F. = 17 SPACES  
TOTAL: 10 + 17 = 27 SPACES  
STANDARD TRUCK PARKING: 24 SPACES  
H.C. ACCESSIBLE: 46 SPACES  
TOTAL: 74

FEMA FLOOD ZONE:

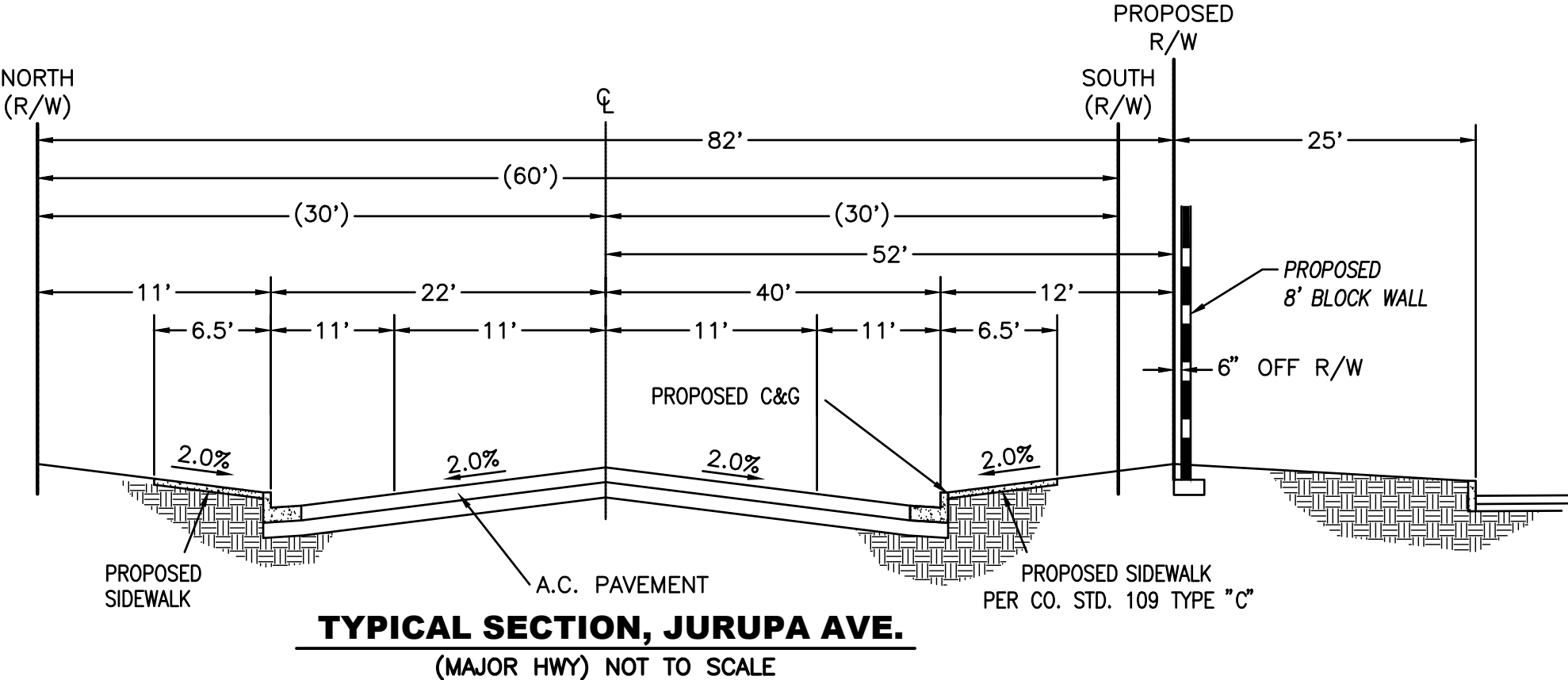
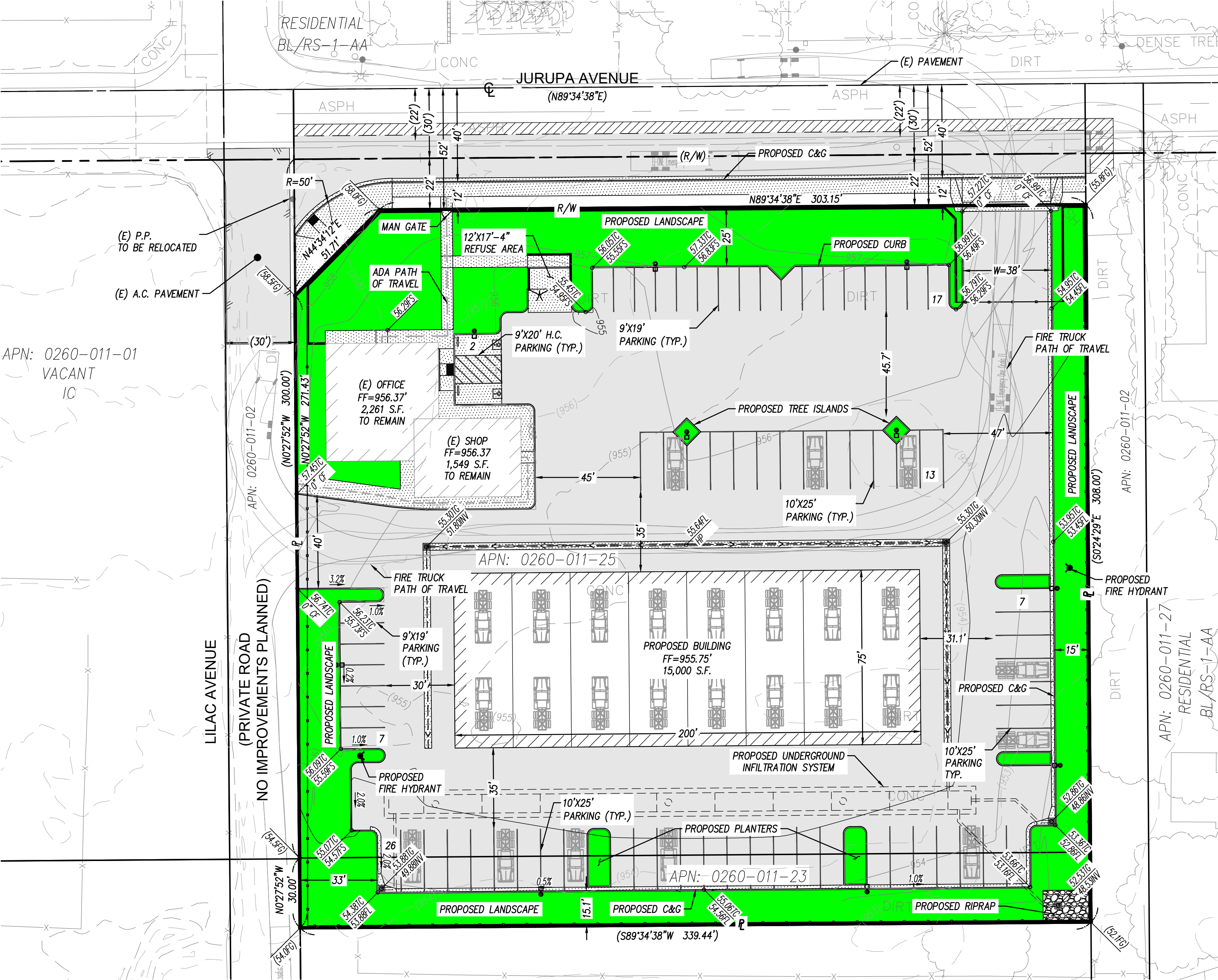
ALL PROPERTY IS LOCATED WITHIN FEMA ZONE X. "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

PER FLOOD INSURANCE RATE MAP NO. 06071C8667H (NOT PRINTED)

BUILDING SETBACK:

FRONT: 25 FT. MIN.  
REAR: 10 FT. MIN.  
SIDE-INTERIOR: 10 FT. MIN.  
SIDE-STREET: 25 FT. MIN.

PER SAN BERNARDINO COUNTY DEVELOPMENT CODE 82.06.060 TABLE 82-19A.



**BONADIMAN**  
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www.bonadiman.com

TRUCK TRACTOR MAINTENANCE FACILITY

11317 LILAC AVENUE  
BLOOMINGTON, CA 92316  
APN: 0260-011-23 & -25

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: CORTEZ PROPERTY MANAGEMENT, LLC

DRAWN BY: KBO/IC	SCALE: 1" = 30'	SHEET: 1 OF 1	SP1
CHECKED BY: EJB	JOB NO: 225001	DISREGARD PRINTS BEARING EARLIER REVISION DATES	10-09-25



**EXHIBIT F**

**Letter from South  
Coast Air Quality  
Management District**



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA E-MAIL:

January 21, 2025

[Oliver.Mujica@lus.sbcounty.gov](mailto:Oliver.Mujica@lus.sbcounty.gov)

Oliver Mujica, Contract Planner III  
San Bernardino County - Land Use Services Department  
385 N. Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0182

**Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the  
Proposed Bloomington Truck & Trailer Maintenance Facility Project (Proposed Project)  
(SCH No. 2025010178)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciate the opportunity to review the above-mentioned document. The San Bernadino County is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. To provide context, South Coast AQMD staff (Staff) has provided a brief summary of the project information and prepared the following comments organized by topic of concern.

**Summary of Proposed Project Information in the IS/MND**

Based on the IS/MND, the Proposed Project's applicant requests approval of a Zoning Amendment from Single Residential to Community Industrial and Conditional Use Permit to allow for the renovation, construction, and operation of an existing truck tractor storage facility with maintenance repair capacity.<sup>1</sup> The Proposed Project is located at 11317 Lilac Avenue, Bloomington.<sup>2</sup> The current structures at the Proposed Project site would be demolished, rebuilt, and improved as one new enclosed 15,000-square-foot building.<sup>3</sup> In addition, the existing office building and shop on-site would be rebuilt at the exact location with the same square footage and serve the same uses as office and storage.<sup>4</sup> The number of tractors under the Proposed Project would remain the same as the current conditions.<sup>5</sup> Based on the review of aerial photographs, Staff found that the nearest sensitive receptors (e.g., residents) are adjacent to the east and within 100 feet to the north of the Proposed Project site. According to the IS/MND, construction is anticipated to start in 2023 and complete in 2024.<sup>6</sup>

**South Coast AQMD Comments**

*Completion of CEQA Air Quality Impacts Analysis During Construction and Operation*

According to the IS/MND, the air quality analysis provided by the Lead Agency includes only daily emission tables for determining the significance of the regional air quality impacts during construction and operation in the air quality analysis.<sup>7</sup> However, there is no determination of emissions or related

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<sup>1</sup> IS/MND, p. 1.

<sup>2</sup> *Ibid.*

<sup>3</sup> *Ibid.*

<sup>4</sup> *Ibid.*

<sup>5</sup> *Ibid.*

<sup>6</sup> *Ibid.* p. 22.

<sup>7</sup> *Ibid.* p. 22-23.

analyses addressing the localized air quality significance impacts using the localized significant thresholds (LSTs) for construction and operation.

In addition, pursuant to CEQA guidelines section 15064 - Determining the Significance of the Environmental Effects Caused by a project – the Lead Agency is responsible for performing an in-depth and detailed analysis of an estimation of the potential air quality impact arising from the construction and operation of the Proposed Project. Therefore, South Coast AQMD staff recommends that the Lead Agency revise the air quality analysis section to include:

- 1) Estimated the maximum daily on-site construction emissions using CalEEMod<sup>8</sup> land use emissions software, and subsequently, compare these emissions against the South Coast AQMD LSTs.
- 2) Quantify criteria pollutant emissions and GHG emissions using CalEEMod land use emissions software and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds.<sup>9</sup>
- 3) Estimated the maximum daily on-site operational emissions using CalEEMod land use emissions software and, subsequently, compare these emissions against the South Coast AQMD LSTs.

It is important to note that the localized analysis can be conducted either by using the LST screening tables or by performing dispersion modeling. This analysis will provide us with a preliminary assessment of the potential air quality impacts, both at the regional and localized levels, arising from the Proposed Project.

#### *Health Risk Assessment (HRA) during Project Operation*

Section III. Air Quality of the IS/MND includes the HRA analysis to estimate the Proposed Project's maximum cancer risk on the nearest sensitive receptors. The HRA analysis concludes that the cumulative cancer risk for the 30-year is 9.64 in a million.<sup>10</sup>

Due to the significantly high cancer risk result of close to 10 in a million, Staff recommends that the Lead Agency make a good-faith effort to include all the feasible and applicable mitigation measures to reduce the high cancer risk impact on the nearby residents. Examples of mitigation measures such as requiring cleaner trucks or reducing the number of truck trips travel to and from the Proposed Project site, etc. Thus, these feasible mitigation measures should be included in the Final MND.

#### Conclusion

The Lead Agency is recommended to revise the CEQA analysis to address the aforementioned comments and provide the necessary evidence to sufficiently support the conclusions reached. If the requested information and analysis are not included in the final CEQA document, either the Final MND or other type of CEQA document, the Lead Agency should provide reasons for not doing so. Pursuant to California Public Resources Code Section 21092.5(b) and CEQA Guidelines Section 15074, prior

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<sup>8</sup> CalEEMod is available free of charge at [www.caleemod.com](http://www.caleemod.com).

<sup>9</sup> South Coast AQMD's CEQA regional pollutant emissions significance thresholds available at <https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf>

<sup>10</sup> *Ibid.* p. 24.

to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process and notify each public agency when any public hearings are scheduled. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, detailed reasons supported by substantial evidence in the record to explain why specific comments and suggestions are not accepted must be provided. In addition, if the Lead Agency decides to adopt the Final MND, please provide South Coast AQMD with a notice of any scheduled public hearing(s).

Thank you for the opportunity to provide comments. South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Danica Nguyen, Air Quality Specialist, at [dnguyen1@aqmd.gov](mailto:dnguyen1@aqmd.gov) should you have any questions.

Sincerely,

*Sam Wang*

Program Supervisor, CEQA IGR  
Planning, Rule Development & Implementation

SW:DN  
RVC250107-01  
Control Number

## **EXHIBIT G**

# **Responses to Letter from South Coast Air Quality Management District**

**CONSULTING TEAM RESPONSES TO SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT  
LETTER DATED JANUARY 21, 2025  
“Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for  
the Proposed Bloomington Truck & Trailer Maintenance Facility Project (Proposed  
Project) (SCH No. 2025010178)”**

Response to Comment 1:

The localized air quality significance impacts have been analyzed and incorporated into the Final IS/MND. The model has been rerun with updated construction dates and to include watering of exposed areas twice a day during construction, as required by South Coast AQMD. Tables 1 to 9 reflect the updated model.

Response to Comment 2:

The air quality analysis section has been revised per South Coast AQMD’s recommendation

- 1) On-site construction emissions have been evaluated and compared to South Coast AQMD LSTs. See Table 7. No significant impacts would result, and no mitigation measures are required.
- 2) Criteria pollutant emissions and GHG emissions were compared to South Coast AQMD’s CEQA regional pollutant emissions significant thresholds. See Tables 1 to 6, 8, and 9. No significant impacts would result, and no mitigation measures are required.
- 3) On-site operational emissions have been evaluated and compared to South Coast AQMD LSTs. See Table 7. No significant impacts would result, and no mitigation measures are required.

Response to Comment 3:

The cumulative cancer risk (30-year) associated with the operation of the project was found to be 9.64 in a million; however, as stated in the HRA analysis, the cumulative risk is ultra-conservative as it assumes that an individual is born during the opening year of the project and located in the vicinity of the project for the entire 30-year duration. As also noted in the report, the analysis itself was conservative as well in that it included all project-generated vehicle trips without incorporation of the reduction of existing uses. Therefore, even under this very conservative analysis, the cumulative cancer risk was still below the SCAQMD threshold level of 10 in a million. Furthermore, the highest cancer risk for the most affected age group (children, 2-16 years) had a maximum risk of 4.61 in a million, which is far below the 10 in a million threshold. Therefore, as stated in the report, no children, infants, or adults are exposed to cancer risks in excess of 10 in a million. Based on these details, the recommendation to make a good-faith effort to include feasible mitigation measures is noted; however, as even a very conservative analysis was below the 10 in a million threshold, the need for additional mitigation measures to be added to the project is not required. Any potential additional mitigation measures would be at the discretion of the project applicant.



**EXHIBIT H**

# **Errata for the Air Quality Analysis**

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY -</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> (Discuss conformity with the South Coast Desert Air Quality Management Plan, if applicable):					
<b>Countywide Policy Plan; CalEEMod Outputs for Proposed Project and Single-Family Residence; Lilac Avenue Truck Repair Facility Project Health Risk Assessment (HRA)</b>					

a) Conflict with or obstruct implementation of the applicable air quality plan?

The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The SCAB is classified as an "extreme" nonattainment area for the 2015 Ozone National Ambient Air Quality Standards (NAAQS). The most recent AQMP (AQMP 2022) was developed to address the requirements for meeting this standard and was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2020 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories. Consistency with the AQMP 2022 for general development projects is determined by demonstrating compliance with local land use plans and/or employment projections.

A project is inconsistent with the AQMP if: (1) it will result in an increase in the frequency or severity of existing California Ambient Air Quality Standards and National Ambient Air Quality Standards air quality violations, which would occur if regional or localized

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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significance thresholds were exceeded; or (2) the project will exceed the assumptions in the AQMP based on the year of project build-out and phase. .

As shown below, the Proposed Project would not exceed regional or local thresholds.

The Project Site occurs within the land use category of Limited Industrial and the Proposed Project would be consistent with this land use category. The County currently designates the Project Site as Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA), under which the Proposed Project is not an allowable use. The Proposed Project will require a Zone Change to Community Industrial (BL/IC).

An evaluation of potential air quality impacts related to the current permitted use (single-family residence) and the Proposed Project (i.e., Community Industrial) was prepared. The California Emissions Estimator Model (CalEEMod) recommended by the SCAQMD for all general development projects within the South Coast Air Basin was used to estimate project emissions. Operational emissions for the Proposed Project and single-family residence were estimated using CalEEMod version 2022.4 (see Appendix A for Proposed Project CalEEMod outputs and Appendix B for Single-family residence CalEEMod outputs). Table 1 and Table 2 illustrate operational emissions associated with the current Countywide Policy Plan zoning and the Proposed Project.

As shown in Table 1, operational impacts resulting from the single-family residence, or the Proposed Project would not exceed SCAQMD thresholds. As shown in Table 2, Greenhouse Gas Emissions (GHG) would not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year (Refer to Section VIII: GHG for additional information). Consequently, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP.

**Table 1**  
**Operational Emissions**  
**(Pounds per Day)**

<b>Source</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
<b>Single-Family Residence</b>	0.4	0.1	1.0	0.0	0.1	0.1
<b>Proposed Project</b>	1.76	4.40	46.013.6	0.1	4.43.2	0.39
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.4

**Table 2**  
**Greenhouse Gas Operational Emissions**  
**(Metric Tons per Year)**

<b>Source/Phase</b>	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>	<b>R<sup>1</sup></b>
<b>Single-Family Residence</b>	21.6	0.0	0.0	0.0
MTCO <sub>2</sub> e <sup>2</sup>	<b>22.1<sup>2</sup></b>			
<b>Proposed Project</b>	1,460.127	0.5	0.1	133

<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant</b>	<b>No Impact</b>
MTCO <sub>2</sub> e <sup>2</sup>		<b>1,339,305<sup>2</sup></b>		

Source: CalEEMod.2022-4

- 1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.
- 2) Excludes construction emissions amortization.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

- 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?*

The Proposed Project's construction and operational emissions were estimated using CalEEMod version 2022-4. The criteria pollutants estimated for include reactive organic gases (ROG), nitrogen oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and fugitive particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

### Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in 2025~~23~~ and be completed in 2026~~24~~. The resulting emissions generated by construction of the Proposed Project are shown in Table 3 and Table 4, which represent summer and winter construction emissions, respectively.

**Table 3**  
**Maximum Summer Construction Emissions**  
**(Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
2023 <del>2025</del>	1.85	47.6 14.1	47.2 16.1	0.0	8.13.5	4.22.0
2026	20.1	10.2	12.4	0.0	0.5	0.4
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.1

**Table 4**  
**Maximum Winter Construction Emissions**  
**(Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
2023 <del>2025</del>	1.83	47.1 10.7	47.8 12.4	0.0	2.30.5	0.80.4

2024/2026	20.1 1.2	11.4 10.2	12.52	0.0	0.65	0.54
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.1

As shown in Table 3 and Table 4, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).

#### Operational Emissions

The operational mobile source emissions were calculated using the Transportation Study Screening Assessment, dated October 4, 2022, prepared by Ganddini Group Inc. (Ganddini). Ganddini determined that the Proposed Project would generate approximately 299 net new daily trips with a mixture of automobile, and 2-axle and 3-axle trucks. The Proposed Project's long-term operational emissions have been calculated and are summarized below in Table 5 and Table 6.

**Table 5**  
**Summer Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile	4.10.9	4.23.6	15.012.6	0.1	1.43.2	0.39
Area	0.6	0.0	0.8	0.0	0.0	0.0
Energy	0.0	0.2	0.2	0.0	0.0	0.0
<b>Totals</b>	<b>1.76</b>	<b>4.43.8</b>	<b>16.013.6</b>	<b>0.1</b>	<b>1.43.2</b>	<b>0.39</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.4

Emissions represent the daily maximum emissions.

**Table 6**  
**Winter Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile	4.00.9	4.53.8	11.89.9	0.1	1.43.2	0.39
Area	0.5	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.2	0.2	0.0	0.0	0.0
<b>Totals (lbs./day)</b>	<b>1.54</b>	<b>4.70</b>	<b>12.010.1</b>	<b>0.1</b>	<b>1.43.2</b>	<b>0.39</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.4

Emissions represent the daily maximum emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. The Proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *c) Expose sensitive receptors to substantial pollutant concentrations?*

##### Localized Significance Threshold

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Land uses such as residences, schools, day care centers, hospitals, and nursing and convalescent homes are considered to be the most sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress or, as in the case of residential receptors, their exposure time is greater than that for other land uses. Therefore, these groups are referred to as sensitive receptors. SCAQMD defines sensitive receptors as children, adults, and seniors occupying or residing in residential dwellings, schools, day care centers, hospitals, and senior-care facilities.

In order to assess local air quality impacts, the SCAQMD has developed Localized Significance Thresholds (LSTs). SCAQMD has provided Final Localized Significance Threshold Methodology (LST Methodology), which details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The Project Site is approximately 2.4 acres. Therefore, the “2-acres scenario” was used to represent a worst-case scenario as larger sites are typically granted a larger emission allowance. The nearest sensitive receptors to the Project Site include the existing single family residential uses located adjacent to the east and approximately 55 feet (~16 meters) to the north (across Jurupa Avenue) of the Project Site.

CalEEMod version 2022 was used to estimate the on-site and off-site construction and operational emissions.

The resulting Proposed Project's construction and operational emissions with the appropriate LST are presented in Table 7. As shown in Table 7, the peak daily localized construction and operational emissions would not exceed the SCAQMD LSTs.

**Table 7**  
**Localized Significance Thresholds**  
**(Pounds Per Day)**

	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Construction Emissions (Max. from Table 3 and Table 4)	<u>14.1</u>	<u>16.1</u>	<u>3.5</u>	<u>2.0</u>
LST Threshold	<u>170</u>	<u>972</u>	<u>7</u>	<u>4</u>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Exceed Threshold?	No	No	No	No
Operational Emissions (Max. Total from Table 5 and Table 6)	4.0	13.6	0.3*	0.1*
LST Threshold?	170	972	2	1
Exceed Threshold?	No	No	No	No

Sources: CalEEMod.2022 Summer and Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for 2-acre site in SRA No. 30, distance of 25 meters.

\* Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and onsite vehicle emissions. It is estimated that approximately 10 percent of mobile emissions will occur on the Project Site.

As shown in Table 7, the Proposed Project's emissions are not anticipated to exceed the LSTs. Due to the limited number of diesel truck trips per day, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations.

#### Health Risk Assessment

A Health Risk Assessment (HRA) analysis, dated September 8, 2022, was prepared for the Proposed Project by Ganddini (see Appendix C). The HRA findings are summarized herein. Sensitive receptors include residential land uses, schools, day care centers, and other places where people reside, including prisons. The nearest sensitive receptors to the Project Site include the existing single family residential uses located adjacent to the east and approximately 55 feet to the north (across Jurupa Avenue) of the Project Site. Health risks from diesel particulate matter are twofold. First, diesel particulate matter is a carcinogen according to the State of California. Second, long-term chronic exposure to diesel particulate matter can cause health effects to the respiratory system.

The assessment requires that a network of receptors be specified where the impacts can be computed at the various locations surrounding the Proposed Project. Receptors were located at existing sensitive receptors surrounding the Proposed Project. In addition, the identified sensitive receptor locations were supplemented by the specification of a modeling grid that extended around the Proposed Project to identify other potential locations of impact. The locations of the receptors are shown as orange triangles in Figure 4.

#### Cancer Risks

The highest cancer risk, child (2-16 years), is at receptor 5, and corresponds with a maximum risk of 4.61 in one million. The maximum 3rd trimester (0.25-year) cancer risk is at receptor 5; with a maximum cancer risk of 0.18 in a million. The highest infant (0-2 year) cancer risk is at receptor 5; with a maximum risk of 4.34 in one million and the highest adult (16-30 years) cancer risk is at receptor 5; with a maximum risk of 0.5 in one million. Therefore, no children, infants, or adults are exposed to cancer risks in excess of 10 in a million. The assessment of cancer-related health risk to sensitive receptors within the Project vicinity is based on the following most-conservative scenario:

- An unborn child in its 3rd trimester is potentially exposed to diesel particulate matter (DPM) emissions (via exposure of the mother) during the opening year.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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- That child is born opening year and then remains at home for the entire first two years of life.
- From age 2 to 16, the child remains at home 100 percent of the time.
- From age 16 to 30, the child continues to live at home, growing into an adult that spends 73 percent of its time at home and lives there until age 30.

Based on the above, ultra-conservative assumptions, the 30.25-year, cumulative carcinogenic health risk to an individual born during the opening year of the Proposed Project and located in the Project vicinity for the entire 30-year duration, is a maximum of 9.64 in a million at receptor location 5. Therefore, as the maximum incremental cancer risk (MICR) does not exceed 10 in a million at any sensitive receptor location, the on-going operation of the Proposed Project would result in a less than significant impact due to the cancer risk from diesel emissions created by the Proposed Project. Furthermore, as noted above, the analysis is conservative as it includes all Project generated vehicle trips without incorporation of the reduction of existing uses.

#### Non-Cancer Risks

Hazard index (HIDPM) is an expression of the potential for non-cancer health effects. The resulting HIDPM for the Proposed Project is 0.002678. The criterion for significance is a Hazard Index increase of 1.0 or greater. Therefore, the on-going operations of the Proposed Project would result in a less than significant impact due to the non-cancer risk from diesel emissions created by the Proposed Project.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with San Bernardino County solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from vehicular emissions and trash storage areas. Tractors would not be left to



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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idle while they are parked or undergoing maintenance. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.



## AERMOD MODEL SOURCE AND RECEPTOR PLACEMENT

11317 Lilac Avenue  
Bloomington, California

**FIGURE 4**

# **EXHIBIT I**

## **Project CalEEMod**

# Lilac Trucking Detailed Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Lilac Trucking
Construction Start Date	8/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	14.2
Location	34.04782467292425, -117.37836287442641
County	San Bernardino-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5343
EDFZ	10
Electric Utility	Southern California Edison
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
General Heavy Industry	15.0	1000sqft	0.34	15,000	0.00	—	—	—

Parking Lot	89.3	1000sqft	2.05	0.00	16,143	—	—	—
Automobile Care Center	3.81	1000sqft	0.09	3,810	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	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	20.1	14.1	16.1	0.03	0.64	2.89	3.54	0.59	1.37	1.96	—	2,822	2,822	0.11	0.04	0.71	2,833
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.27	10.7	12.4	0.02	0.41	0.12	0.53	0.37	0.03	0.40	—	2,394	2,394	0.10	0.04	0.02	2,407
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.06	4.18	5.05	0.01	0.15	0.09	0.22	0.14	0.03	0.15	—	975	975	0.04	0.01	0.11	980
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.19	0.76	0.92	< 0.005	0.03	0.02	0.04	0.02	0.01	0.03	—	161	161	0.01	< 0.005	0.02	162

2.2. Construction Emissions by Year, Unmitigated

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

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

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.56	14.1	16.1	0.03	0.64	2.89	3.54	0.59	1.37	1.96	—	2,822	2,822	0.11	0.04	0.66	2,833
2026	20.1	10.2	12.4	0.02	0.36	0.20	0.49	0.33	0.05	0.36	—	2,398	2,398	0.10	0.04	0.71	2,412
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.27	10.7	12.4	0.02	0.41	0.12	0.53	0.37	0.03	0.40	—	2,394	2,394	0.10	0.04	0.02	2,407
2026	1.21	10.2	12.2	0.02	0.36	0.12	0.49	0.33	0.03	0.36	—	2,390	2,390	0.10	0.04	0.02	2,403
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.39	3.40	3.88	0.01	0.13	0.09	0.22	0.12	0.03	0.15	—	727	727	0.03	0.01	0.08	731
2026	1.06	4.18	5.05	0.01	0.15	0.05	0.20	0.14	0.01	0.15	—	975	975	0.04	0.01	0.11	980
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.07	0.62	0.71	< 0.005	0.02	0.02	0.04	0.02	0.01	0.03	—	120	120	0.01	< 0.005	0.01	121
2026	0.19	0.76	0.92	< 0.005	0.03	0.01	0.04	0.02	< 0.005	0.03	—	161	161	0.01	< 0.005	0.02	162

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.	1.56	3.79	13.6	0.06	0.06	3.15	3.21	0.06	0.81	0.86	25.2	6,919	6,945	2.69	0.68	815	8,029
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.36	3.99	10.1	0.06	0.06	3.15	3.20	0.05	0.81	0.86	25.2	6,758	6,784	2.70	0.68	794	7,849
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	1.45	4.04	11.1	0.06	0.06	3.12	3.18	0.06	0.80	0.86	25.2	6,785	6,810	2.70	0.69	803	7,885
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.26	0.74	2.02	0.01	0.01	0.57	0.58	0.01	0.15	0.16	4.17	1,123	1,127	0.45	0.11	133	1,305

## 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	0.95	3.56	12.6	0.06	0.04	3.15	3.19	0.04	0.81	0.85	—	6,242	6,242	0.11	0.66	21.0	6,462
Area	0.60	0.01	0.82	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.36	3.36	< 0.005	< 0.005	—	3.38
Energy	0.01	0.22	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	634	634	0.05	< 0.005	—	636
Water	—	—	—	—	—	—	—	—	—	—	7.33	40.0	47.3	0.75	0.02	—	71.6
Waste	—	—	—	—	—	—	—	—	—	—	17.9	0.00	17.9	1.79	0.00	—	62.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	794	794
Total	1.56	3.79	13.6	0.06	0.06	3.15	3.21	0.06	0.81	0.86	25.2	6,919	6,945	2.69	0.68	815	8,029
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.88	3.77	9.89	0.06	0.04	3.15	3.19	0.04	0.81	0.85	—	6,084	6,084	0.11	0.66	0.54	6,285
Area	0.46	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	0.22	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	634	634	0.05	< 0.005	—	636
Water	—	—	—	—	—	—	—	—	—	—	7.33	40.0	47.3	0.75	0.02	—	71.6
Waste	—	—	—	—	—	—	—	—	—	—	17.9	0.00	17.9	1.79	0.00	—	62.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	794	794
Total	1.36	3.99	10.1	0.06	0.06	3.15	3.20	0.05	0.81	0.86	25.2	6,758	6,784	2.70	0.68	794	7,849
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.88	3.82	10.3	0.06	0.04	3.12	3.16	0.04	0.80	0.84	—	6,109	6,109	0.11	0.66	9.07	6,319
Area	0.56	< 0.005	0.56	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.30	2.30	< 0.005	< 0.005	—	2.31
Energy	0.01	0.22	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	634	634	0.05	< 0.005	—	636
Water	—	—	—	—	—	—	—	—	—	—	7.33	40.0	47.3	0.75	0.02	—	71.6
Waste	—	—	—	—	—	—	—	—	—	—	17.9	0.00	17.9	1.79	0.00	—	62.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	794	794
Total	1.45	4.04	11.1	0.06	0.06	3.12	3.18	0.06	0.80	0.86	25.2	6,785	6,810	2.70	0.69	803	7,885
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.16	0.70	1.89	0.01	0.01	0.57	0.58	0.01	0.15	0.15	—	1,011	1,011	0.02	0.11	1.50	1,046
Area	0.10	< 0.005	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.38	0.38	< 0.005	< 0.005	—	0.38
Energy	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	105	105	0.01	< 0.005	—	105
Water	—	—	—	—	—	—	—	—	—	—	1.21	6.62	7.83	0.12	< 0.005	—	11.9
Waste	—	—	—	—	—	—	—	—	—	—	2.96	0.00	2.96	0.30	0.00	—	10.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	131	131
Total	0.26	0.74	2.02	0.01	0.01	0.57	0.58	0.01	0.15	0.16	4.17	1,123	1,127	0.45	0.11	133	1,305

### 3. Construction Emissions Details

#### 3.1. Demolition (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	1.47	13.9	15.1	0.02	0.57	—	0.57	0.52	—	0.52	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.76	0.83	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demoliti on	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demoliti on	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.97	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.65	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.46	3.46	< 0.005	< 0.005	0.01	3.64
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.97	8.97	< 0.005	< 0.005	0.02	9.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.20
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03

### 3.3. 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	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	10.9	11.0	0.03	0.47	—	0.47	0.43	—	0.43	—	2,717	2,717	0.11	0.02	—	2,726
Dust From Material Movement	—	—	—	—	—	0.62	0.62	—	0.07	0.07	—	—	—	—	—	—	—
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	0.01	0.09	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.3	22.3	< 0.005	< 0.005	—	22.4
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00



Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.70	3.70	< 0.005	< 0.005	—	3.71
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.58	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.39	107
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	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.81	0.81	< 0.005	< 0.005	< 0.005	0.82
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	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.5. Grading (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
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Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.51	14.1	14.5	0.02	0.64	—	0.64	0.59	—	0.59	—	2,455	2,455	0.10	0.02	—	2,463
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	0.02	0.23	0.24	< 0.005	0.01	—	0.01	0.01	—	0.01	—	40.4	40.4	< 0.005	< 0.005	—	40.5
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.02	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	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.68	6.68	< 0.005	< 0.005	—	6.70
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.78	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.52	143
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	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.15	2.15	< 0.005	< 0.005	< 0.005	2.18
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	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (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	1.24	10.6	11.9	0.02	0.40	—	0.40	0.37	—	0.37	—	2,201	2,201	0.09	0.02	—	2,209
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	1.24	10.6	11.9	0.02	0.40	—	0.40	0.37	—	0.37	—	2,201	2,201	0.09	0.02	—	2,209
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	0.27	2.28	2.55	< 0.005	0.09	—	0.09	0.08	—	0.08	—	474	474	0.02	< 0.005	—	475
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	0.05	0.42	0.47	< 0.005	0.02	—	0.02	0.01	—	0.01	—	78.5	78.5	< 0.005	< 0.005	—	78.7
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	0.03	0.03	0.59	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.39	108
Vendor	< 0.005	0.11	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	95.1	95.1	0.01	0.01	0.27	99.9
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	0.03	0.04	0.44	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	97.1	97.1	< 0.005	< 0.005	0.01	98.4
Vendor	< 0.005	0.11	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	95.2	95.2	0.01	0.01	0.01	99.6
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	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	21.2	21.2	< 0.005	< 0.005	0.04	21.5

Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	20.5	20.5	< 0.005	< 0.005	0.02	21.5
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	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.51	3.51	< 0.005	< 0.005	0.01	3.56
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.39	3.39	< 0.005	< 0.005	< 0.005	3.55
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.9. Building Construction (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	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	10.1	11.8	0.02	0.36	—	0.36	0.33	—	0.33	—	2,201	2,201	0.09	0.02	—	2,208
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	1.18	10.1	11.8	0.02	0.36	—	0.36	0.33	—	0.33	—	2,201	2,201	0.09	0.02	—	2,208
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	0.46	3.94	4.58	0.01	0.14	—	0.14	0.13	—	0.13	—	857	857	0.03	0.01	—	860
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	0.08	0.72	0.84	< 0.005	0.03	—	0.03	0.02	—	0.02	—	142	142	0.01	< 0.005	—	142
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	0.03	0.03	0.54	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	104	104	< 0.005	< 0.005	0.36	105
Vendor	< 0.005	0.10	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	93.5	93.5	0.01	0.01	0.25	98.2
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	0.03	0.03	0.41	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	95.2	95.2	< 0.005	< 0.005	0.01	96.3
Vendor	< 0.005	0.11	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	93.6	93.6	0.01	0.01	0.01	98.0
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.6	37.6	< 0.005	< 0.005	0.06	38.1
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	36.4	36.4	< 0.005	0.01	0.04	38.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.22	6.22	< 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	—	6.03	6.03	< 0.005	< 0.005	0.01	6.33
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.11. Paving (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	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	5.88	8.19	0.01	0.25	—	0.25	0.23	—	0.23	—	1,244	1,244	0.05	0.01	—	1,248
Paving	0.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.16	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	34.1	34.1	< 0.005	< 0.005	—	34.2
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.64	5.64	< 0.005	< 0.005	—	5.66
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	1.08	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	207	207	0.01	0.01	0.71	210
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	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.28	5.28	< 0.005	< 0.005	0.01	5.35
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	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.13. Architectural Coating (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	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architect ural Coatings	19.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67



Architect ural	0.55	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architect ural Coatings	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	20.8	20.8	< 0.005	< 0.005	0.07	21.1
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	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 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	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	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.85	3.50	11.0	0.06	0.04	2.65	2.69	0.04	0.68	0.72	—	5,799	5,799	0.10	0.65	19.3	6,014
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
Automobile Care Center	0.10	0.06	1.57	< 0.005	< 0.005	0.50	0.50	< 0.005	0.13	0.13	—	443	443	0.01	0.01	1.70	448
Total	0.95	3.56	12.6	0.06	0.04	3.15	3.19	0.04	0.81	0.85	—	6,242	6,242	0.11	0.66	21.0	6,462
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.78	3.70	8.68	0.05	0.04	2.65	2.69	0.04	0.68	0.72	—	5,682	5,682	0.10	0.65	0.50	5,880
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
Automobile Care Center	0.10	0.07	1.21	< 0.005	< 0.005	0.50	0.50	< 0.005	0.13	0.13	—	403	403	0.01	0.01	0.04	406
Total	0.88	3.77	9.89	0.06	0.04	3.15	3.19	0.04	0.81	0.85	—	6,084	6,084	0.11	0.66	0.54	6,285

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.14	0.68	1.66	0.01	0.01	0.48	0.49	0.01	0.12	0.13	—	944	944	0.02	0.11	1.38	978
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
Automobile Care Center	0.02	0.01	0.23	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.02	—	67.7	67.7	< 0.005	< 0.005	0.12	68.4
Total	0.16	0.70	1.89	0.01	0.01	0.57	0.58	0.01	0.15	0.15	—	1,011	1,011	0.02	0.11	1.50	1,046

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	209	209	0.01	< 0.005	—	209
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	114	114	0.01	< 0.005	—	114
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	53.0	53.0	< 0.005	< 0.005	—	53.2
Total	—	—	—	—	—	—	—	—	—	—	—	375	375	0.02	< 0.005	—	377
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	209	209	0.01	< 0.005	—	209
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	114	114	0.01	< 0.005	—	114
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	53.0	53.0	< 0.005	< 0.005	—	53.2
Total	—	—	—	—	—	—	—	—	—	—	—	375	375	0.02	< 0.005	—	377
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	34.5	34.5	< 0.005	< 0.005	—	34.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	18.9	18.9	< 0.005	< 0.005	—	18.9
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	8.77	8.77	< 0.005	< 0.005	—	8.80
Total	—	—	—	—	—	—	—	—	—	—	—	62.2	62.2	< 0.005	< 0.005	—	62.4

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.01	0.17	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	206	206	0.02	< 0.005	—	207
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

Automobile	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	52.4	52.4	< 0.005	< 0.005	—	52.5
Total	0.01	0.22	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	259	259	0.02	< 0.005	—	259
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.01	0.17	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	206	206	0.02	< 0.005	—	207
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
Automobile Care Center	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	52.4	52.4	< 0.005	< 0.005	—	52.5
Total	0.01	0.22	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	259	259	0.02	< 0.005	—	259
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	34.1	34.1	< 0.005	< 0.005	—	34.2
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
Automobile Care Center	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.67	8.67	< 0.005	< 0.005	—	8.69
Total	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	42.8	42.8	< 0.005	< 0.005	—	42.9

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.13	0.01	0.82	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.36	3.36	< 0.005	< 0.005	—	3.38
Total	0.60	0.01	0.82	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.36	3.36	< 0.005	< 0.005	—	3.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.46	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02	< 0.005	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.38	0.38	< 0.005	< 0.005	—	0.38
Total	0.10	< 0.005	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.38	0.38	< 0.005	< 0.005	—	0.38

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	6.65	34.4	41.1	0.68	0.02	—	63.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	2.01	2.01	< 0.005	< 0.005	—	2.01
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.69	3.56	4.24	0.07	< 0.005	—	6.52
Total	—	—	—	—	—	—	—	—	—	—	7.33	40.0	47.3	0.75	0.02	—	71.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	6.65	34.4	41.1	0.68	0.02	—	63.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	2.01	2.01	< 0.005	< 0.005	—	2.01
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.69	3.56	4.24	0.07	< 0.005	—	6.52
Total	—	—	—	—	—	—	—	—	—	—	7.33	40.0	47.3	0.75	0.02	—	71.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	1.10	5.70	6.80	0.11	< 0.005	—	10.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.33	0.33	< 0.005	< 0.005	—	0.33
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.11	0.59	0.70	0.01	< 0.005	—	1.08
Total	—	—	—	—	—	—	—	—	—	—	1.21	6.62	7.83	0.12	< 0.005	—	11.9

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	10.0	0.00	10.0	1.00	0.00	—	35.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	7.84	0.00	7.84	0.78	0.00	—	27.4
Total	—	—	—	—	—	—	—	—	—	—	17.9	0.00	17.9	1.79	0.00	—	62.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



General Heavy Industry	—	—	—	—	—	—	—	—	—	—	10.0	0.00	10.0	1.00	0.00	—	35.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	7.84	0.00	7.84	0.78	0.00	—	27.4
Total	—	—	—	—	—	—	—	—	—	—	17.9	0.00	17.9	1.79	0.00	—	62.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	1.66	0.00	1.66	0.17	0.00	—	5.81
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	1.30	0.00	1.30	0.13	0.00	—	4.54
Total	—	—	—	—	—	—	—	—	—	—	2.96	0.00	2.96	0.30	0.00	—	10.3

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.90	3.90

Automobile	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	790	790
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	794	794
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.90	3.90
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	790	790
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	794	794
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.65	0.65
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	131	131
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	131	131

## 4.7. Offroad Emissions By Equipment Type

### 4.7.1. Unmitigated

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

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

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.9. 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	8/1/2025	8/29/2025	5.00	20.0	—
Site Preparation	Site Preparation	8/30/2025	9/3/2025	5.00	3.00	—
Grading	Grading	9/4/2025	9/12/2025	5.00	6.00	—
Building Construction	Building Construction	9/13/2025	7/18/2026	5.00	220	—
Paving	Paving	7/19/2026	8/2/2026	5.00	10.0	—
Architectural Coating	Architectural Coating	8/3/2026	8/17/2026	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Back hoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	1.00	7.00	84.0	0.37
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/Back hoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

## 5.3. Construction Vehicles

### 5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.05	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	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	10.0	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	7.52	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	3.08	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	1.50	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

## 5.4. Vehicles

### 5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

## 5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	28,215	9,405	5,357

## 5.6. Dust Mitigation

### 5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	13.8	—
Site Preparation	—	—	4.50	0.00	—
Grading	—	—	6.00	0.00	—
Paving	0.00	0.00	0.00	0.00	2.05

### 5.6.2. Construction Earthmoving Control Strategies

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

Land Use	Area Paved (acres)	% Asphalt
General Heavy Industry	0.00	0%
Parking Lot	2.05	100%
Automobile Care Center	0.00	0%

## 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	532	0.03	< 0.005
2026	0.00	532	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
General Heavy Industry	249	249	249	90,885	3,575	3,575	3,575	1,304,745
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Automobile Care Center	50.0	50.0	50.0	18,259	718	718	718	262,130

## 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	28,215	9,405	5,357

## 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)
General Heavy Industry	143,066	532	0.0330	0.0040	643,292
Parking Lot	78,210	532	0.0330	0.0040	0.00
Automobile Care Center	36,339	532	0.0330	0.0040	163,396

## 5.12. Operational Water and Wastewater Consumption

## 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Heavy Industry	3,468,750	0.00
Parking Lot	0.00	259,242
Automobile Care Center	358,449	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Heavy Industry	18.6	—
Parking Lot	0.00	—
Automobile Care Center	14.6	—

## 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
General Heavy Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Automobile Care Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Automobile Care Center	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	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
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## 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
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5.16.2. Process Boilers

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

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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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	26.2	annual days of extreme heat
Extreme Precipitation	3.55	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	3.43	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	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	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	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	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
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	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	97.6
AQ-PM	91.2
AQ-DPM	16.1
Drinking Water	94.1

Lead Risk Housing	78.4
Pesticides	0.00
Toxic Releases	63.2
Traffic	10.7
Effect Indicators	—
CleanUp Sites	47.8
Groundwater	93.0
Haz Waste Facilities/Generators	96.9
Impaired Water Bodies	0.00
Solid Waste	96.2
Sensitive Population	—
Asthma	80.6
Cardio-vascular	87.5
Low Birth Weights	79.8
Socioeconomic Factor Indicators	—
Education	91.6
Housing	64.5
Linguistic	66.0
Poverty	73.8
Unemployment	56.2

## 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	23.98306172
Employed	37.23854741
Median HI	20.78788656



Education	—
Bachelor's or higher	7.04478378
High school enrollment	23.00782754
Preschool enrollment	47.37585012
Transportation	—
Auto Access	85.40998332
Active commuting	28.5255999
Social	—
2-parent households	43.37225715
Voting	10.714744
Neighborhood	—
Alcohol availability	44.642628
Park access	2.194276915
Retail density	15.92454767
Supermarket access	21.19851148
Tree canopy	8.956756063
Housing	—
Homeownership	73.12973181
Housing habitability	16.963942
Low-inc homeowner severe housing cost burden	21.18567946
Low-inc renter severe housing cost burden	10.83023226
Uncrowded housing	5.735916848
Health Outcomes	—
Insured adults	14.5515206
Arthritis	3.2
Asthma ER Admissions	46.0
High Blood Pressure	14.3
Cancer (excluding skin)	27.6

Asthma	4.5
Coronary Heart Disease	3.3
Chronic Obstructive Pulmonary Disease	1.2
Diagnosed Diabetes	13.8
Life Expectancy at Birth	25.4
Cognitively Disabled	88.7
Physically Disabled	59.0
Heart Attack ER Admissions	36.5
Mental Health Not Good	8.9
Chronic Kidney Disease	7.4
Obesity	16.2
Pedestrian Injuries	79.6
Physical Health Not Good	7.0
Stroke	6.5
Health Risk Behaviors	—
Binge Drinking	66.7
Current Smoker	3.8
No Leisure Time for Physical Activity	19.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	10.0
Elderly	91.2
English Speaking	11.8
Foreign-born	70.2
Outdoor Workers	16.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	76.2

Traffic Density	29.6
Traffic Access	23.0
Other Indices	—
Hardship	92.4
Other Decision Support	—
2016 Voting	41.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	95.0
Healthy Places Index Score for Project Location (b)	18.0
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
Operations: Vehicle Data	Per Trip Generation by Ganddini
Operations: Fleet Mix	Per Trip Generation by Ganddini

## **EXHIBIT J**

# **Public Comments**

## Mujica, Oliver

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**From:** Chris Cloutier <jcmoozs@aol.com>  
**Sent:** Tuesday, March 11, 2025 2:50 PM  
**To:** Mujica, Oliver  
**Subject:** zoning proposal for Ed Bonadiman and Associates

You don't often get email from jcmoozs@aol.com. [Learn why this is important](#)

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Good day,

I am responding to the letter in regards to Zone changing in our neighborhood. I really think it is ridiculous that you even call this residential anymore. We have more traffic and trucks, then I could ever imagine. The county just needs to go through with their plan, Draw some straight lines and go for it.. This has been the plan for over 40 years. That they are dragging their feet and putting cancers around the whole town is sad. Let the land owners profit and move on, make your tax money and be happy and let the residence move on. When we built our barn I was shown the master plan, and have been waiting for everything from Cactus to Riverside to be Light Industrial. We haven't been residential for over 10 years or more. We have always tried to be law abiding citizens, but watching what is going on in Bloomington and the selective things that are happening is really tough. So Please allow this rezoning and let everyone from Cactus to Riverside move on in life. If you spend 5 minutes in this area, especially on Jurupa and Lilac, you wouldn't want to raise your family here, I am sure of that..Trucks lined up waiting to turn, alarms going off, Honking, exhaust, the noise pollution.. It is not the farm community we bought into 40 some years ago. Please just rip the Bandaaid off and move forward! As a resident here this is really painful!

Thank You  
Jacqueline Cloutier  
951-235-8771