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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Napa River Ecology Center

Responsible Entity: City of American Canyon, 4381 Broadway Street, Suite 201, CA 94503

Grant Recipient (if different than Responsible Entity): American Canyon Community & Parks Foundation

State/Local Identifier: California/City of American Canyon

Preparer: Environmental Science Associates

Certifying Officer Name and Title: Brent Cooper, Community Development Director

Consultant (if applicable): Environmental Science Associates

Direct Comments to: Brent Cooper, Community Development, 4381 Broadway Street, Suite 201, CA 94503; <u>bcooper@americancanyon.gov</u>.

Project Location: The project site is located at 205 Wetlands Edge Road, American Canyon, CA 94503. Assessor Parcel Numbers (APNs): 058-040-018, 058-571-015, portion of 058-050-046 See **Figures 1**, **2**, **3**, **and 4**.



SOURCE: ESA, 2025

ESA

Napa River Ecology Center

Figure 1 Regional Location



SOURCE: ESA, 2025

ESA

Napa River Ecology Center

Figure 2 Project Vicinity



SOURCE: ESA, 2025

Napa River Ecology Center

Figure 3 Project Site





SOURCE: RSA+, 2024

Napa Ecology Center

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The American Canyon Community & Parks Foundation (Foundation) proposes the Napa River Ecology Center (ecology center) Project, which would consist of the adaptive reuse and redevelopment of a 3-acre industrial parcel at 205 Wetlands Edge Road in American Canyon, CA. The Foundation would repurpose a City-owned Corporation Yard, including renovation of the existing two-story 5,000-square-foot Corporation Yard building, into a conservation and community education center dedicated to the Napa River Watershed. The existing structure and site would be repurposed to serve both indoor and outdoor uses that advance conservation, environmental education, and community engagement. In addition to daily programming, occasional outdoor special events, such as fundraisers, educational workshops, and community gatherings would be held at the site.

The proposed improvements include the rehabilitation of the Corporation Yard building into a publicfacing ecology center, incorporating flexible educational spaces, common areas, and office facilities. Outdoor site enhancements would include the construction of paved walking paths, an observation deck for wildlife viewing, teaching gardens, and a nature-based playground. Additional elements include an Environmental Artist Workshop and multipurpose spaces for hosting community events such as Earth Day celebrations, wildlife observation activities, and conservation-focused gatherings.

Site Work

- Repurposing of the existing City Corporation Yard building and adjacent carports.
- Creation of paved paths connecting to nearby wetlands.
- Installation of sustainable landscaping, rain gardens, and planter boxes.

Building Exteriors

- Installation of energy-efficient exterior lighting.
- Construction of Americans with Disabilities Act (ADA)-compliant entrances and improved access.
- Addition of solar panels, water recycling systems, and electric vehicle charging stations.
- Window upgrades and insulation upgrades to improve energy efficiency.

Building Interiors

- Renovation of the interior to create multi-use classrooms, administrative spaces, and communal areas.
- ADA-compliant elevator for accessibility to the second floor.
- Addition of interpretive displays and exhibits focused on the Napa River Watershed.
- Upgrades to electrical and plumbing systems to meet current California Building and Fire Code standards.

Community Amenities

- Establishment of an Environmental Artist Workshop for conservation-focused art programs.
- Outdoor gathering spaces designed for educational activities and recreational events.
- Dedicated bus parking and drop-off areas to accommodate school field trips.

Sustainability Features

The proposed project would include the following sustainability features:

- Recycled water for toilet flushing,
- A rainwater capture system,

- Sustainable exterior cladding materials,
- An outdoor pavilion with a solar photovoltaic system on the east side,
- EV charging stations at the parking lot,
- A Pollinator garden near the entrance, Short-term and long-term bicycle parking.

This project aims to provide the community with accessible recreational and educational opportunities while promoting environmental stewardship and conservation research. Sustainable design principles have been integrated into all aspects of planning, including solar energy, water conservation features, and resource-efficient operations. Once complete, the Ecology Center would serve as a regional hub for connecting the public to the Napa River Wetlands, advancing environmental education, and fostering community engagement.

The ecology center would operate 7 days a week from with general program hours from 7 a.m. to 5 p.m., with some evening programs. The project applicant anticipates an average of 90 daily users on weekdays and 60 on weekends.

Construction is anticipated to take place over 12 months from fall 2025 to fall 2026.

Source Document: 1

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The ecology center project addresses the growing community need for environmental education, conservation, and recreational opportunities in the Napa River Watershed. The City of American Canyon recognizes the importance of repurposing underutilized spaces to benefit the community and enhance public access to the surrounding wetlands and wildlife habitat.

This project proposes the adaptive reuse of a City-owned industrial parcel to establish an ecology center focused on connecting residents and visitors to the natural environment through education, art, and community engagement. The ecology center would serve as a regional hub for conservation activities, promoting environmental stewardship and offering hands-on learning experiences for residents of all ages. By providing accessible nature-based recreation and education, the project aligns with the City's objectives to foster sustainable development and engage the public with the local ecosystem.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The 3-acre project site is located at 205 Wetlands Edge Road in American Canyon, California. Currently owned by the City of American Canyon, the site has been previously graded, developed, and utilized by the Department of Public Works as a corporation yard for equipment maintenance and storage. The site contains a 5,000-square-foot garage structure, various carports, a pump station, and heavy-duty vehicles. Adjacent to the Napa River Wetlands, the site offers direct access to an ecologically significant area rich in wildlife habitat.

The site is in close proximity to residential neighborhoods, schools, and community facilities. Within a 15-minute walk of the project site are three Napa Valley Unified School District schools and the Boys and Girls Club American Canyon Clubhouse. The site is approximately ³/₄ mile from the American Canyon Wetlands Trailhead, part of the Napa River Bay Trail, and is centrally located near major regional transportation routes, including Highway 29 and Interstates 80 and 37.

Funding Information

Grant Number	HUD Program	Funding Amount
B-24-CP-CA-0371	Community Project Funding	\$800,000

Estimated Total HUD Funded Amount: \$800,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Construction Costs:	\$7,735,000
Non-Construction Costs:	\$2,045,759
Total:	\$9,781,031

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors : Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORD	ERS, AND REGI	JLATIONS LISTED AT 24 CFR 50.4 and 58.6
Airport Hazards 24 CFR Part 51 Subpart D	Yes No	The project site is approximately 3 miles south of Napa County Airport. The project site is well outside the boundaries of the Napa County Airport runway protection zones as identified in the Napa County Airport Land Use Compatibility Plan.
		There are no military airfields in Napa County or the surrounding vicinity; therefore, no military airfield Airport Protection Zone or Clear Zone would affect the proposed project.
		Source Document(s): 2
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No	There are no Coastal Barrier Resource System (CBRS) Units, or CBRS buffer zones, as defined under the Coastal Barrier Resources Act of 1982 (PL 97-348), as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591), located within Napa County. The project site is therefore not located within a CBRS Unit or a CBRS buffer zone. Source Document(s): 3
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No	The Federal Emergency Management Agency (FEMA) is responsible for delineating areas that are expected to be subject to flooding during a 100-year flood event. A 100-year flood event is defined as the area that is expected to be inundated by flood flows during a rainfall event that would have an annual probability of occurrence of one percent. FEMA creates and maintains Flood Insurance Rate Maps (FIRMs) which identify areas located within a 100-year floodplain boundary area.

	Based on the FEMA FIRM (Attachment X),
	most of the project site is in Zone AE-1 Percent
	Annual Change Flood Hazard, which is a 100-
	year floodplain. The Zone AE designation is a
	Special Flood Hazard Area with low flood risk.
	Therefore, the structure or insurable property is
	located in a FEMA-designated Special Flood
	Hazard Area. The pump house is an essential
	services facility that cannot be relocated. The
	project's stormwater engineering design will
	provide protection guiding water away from the
	pump house during heavy rain or high-water
	events ensuring its continued functionality
	Because portions of the project site are within
	the 100 year floodplain englysis under the eight
	the 100-year moouprain, analysis under the eight-
	step process pursuant to Executive Order 11988
	is required, and the project sponsor would obtain
	Flood Insurance pursuant to the Flood Disaster
	Protection Act of 19/3 and National Flood
	Insurance Reform Act of 1994. The eight-step
	process is discussed further under Floodplain
	Management.' As noted there, the project meets
	an exception at CFR 55.14(d), as it involves the
	repair, rehabilitation, and improvement of an
	existing non-residential building in a community
	that is in the Regular Program of the NFIP and
	are in good standing. Therefore, the decision-
	making steps in CFR 55.20(b), (c), and (g)
	(Steps 2, 3, and 7) do not apply to the project,
	which include early public notice, evaluating
	alternatives, and final public notice.
	The project applicant is participating in the
	National Flood Insurance Program For loans
	loan insurance or guarantees the amount of
	flood insurance coverage must at least equal the
	outstanding principal balance of the loan or the
	maximum limit of coverage made available
	under the National Flood Insurance Program
	which ever is less. For grants and other non loop
	forms of financial assistance flood insurgence
	active provide a solution of the life of the
	building impercentive of the transfer of
	ounding intespective of the transfer of
	ownersmp. The amount of coverage must at least
	equal the total project cost or the maximum
	Coverage limit of the National Flood Insurance
	Program, whichever is less. With flood insurance
	the project is in compliance with flood insurance
	requirements.
	Source Document(s): 3 and Attachment 1

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air	Yes No	Criteria Pollutants
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		Construction and operational criteria pollutant emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2022.1.1.29. The modeled criteria pollutant emissions were compared to the federal General Conformity de minimis levels and local Bay Area Air Quality Management District (BAAQMD) construction and operational thresholds to determine if the project would result in a significant air quality impact. <u>Comparison to Federal General Conformity De</u> <u>Minimis Levels</u>
		Project construction is expected to start in fall 2025 and would be completed in approximately 12 months. Construction emissions from the project would result primarily from off-road equipment, vehicle use to transport construction workers, material and equipment, and fugitive dust. Results of the CalEEMod run indicate that maximum annual emissions from construction would be approximately:
		 0.13 tons per year of reactive organic gases (ROG); 0.89 tons per year of nitrogen oxides (NO_X); 1.06 tons per year of carbon monoxide (CO); and 0.14 tons per year of fine particulate matter of 2.5 microns or less (PM_{2.5}). Based on the San Francisco Bay Area Air Basin's designation status as marginal nonattainment for ozone, moderate nonattainment for PM_{2.5}, and maintenance for CO, federal <i>de minimis</i> levels would be 100 tons per year for each of these pollutants or their precursors (ROG, NO_X, PM_{2.5}, and CO). A conformity determination would be required for each criteria pollutant or precursor exceeding the federal General Conformity <i>de minimis</i> level. Emissions of ROG, NO_X, PM_{2.5}, and CO from construction would be below the federal General Conformity <i>de minimis</i> levels pursuant to the 1990 amendments to the Federal Clean Air Act.

 Operational emissions from the project would result primarily from use of consumer products and motor vehicle use. Results from CalEEMod indicate that annual emissions from the operation of the project would be approximately: 0.02 tons per year of ROG; 0.01 tons per year of NO_X; 0.03 tons per year of CO; and <0.1 tons per year of PM_{2.5}.
Operational emissions would also be below the federal <i>de minimis</i> level of 100 tons per year for ROG, NO _X , PM _{2.5} , and CO. Therefore, the proposed action is exempt from General Conformity regulations.
<u>Comparison to Bay Area Air Quality</u> Management District standards
The project site is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The modeling results indicate that the average daily emissions from construction, excluding fugitive dust, would be:
 1.34 pounds per day of ROG; 10.32 pounds per day of NO_X; 0.35 pound per day of exhaust PM₁₀; and 0.35 pound per day of exhaust PM_{2.5}.
 The average daily construction emissions would be below the BAAQMD's average daily construction emission thresholds of: 54 pounds per day of ROG and NOX; 54 pounds per day of exhaust PM_{2.5}; and 82 pounds per day of exhaust PM₁₀.
Results from CalEEMod indicate that the maximum annual and average daily emissions from the operation of the project would be:
 0.2 ton per year / 1.34 pounds per day of ROG; 0.1 ton per year / 10.32 pounds per day of NO_X; < 0.1 tons per year / 1.2 pounds per day of total PM₁₀; and

		• < 0.1 tons per year / 0.64 pounds per day of total PM _{2.5} .
		These emissions would be below the BAAQMD's maximum annual and average daily operational emission thresholds of:
		 10 tons per year / 54 pounds per day of ROG and NO_X (each); 10 tons per year / 54 pounds per day of exhaust PM_{2.5}; and 15 tons per year / 82 pounds per day of exhaust PM₁₀. Consequently, criteria pollutant emissions from construction and operation of the project would be less than significant with respect to BAAQMD's thresholds of significance.
		Fugitive Dust
		 The BAAQMD CEQA Guidelines recommend implementation of Basic Construction Emission Control Practices to minimize fugitive dust emissions during construction. The proposed project would include the following BMPs, consistent with BAAQMD recommendations: Watering exposed surfaces to minimize dust. Covering haul trucks transporting soil or debris. Minimizing vehicle idling times to 5 minutes or less. Sweeping paved streets daily to remove visible dust accumulations. Although the proposed project primarily involves site renovation with limited ground disturbance, these BMPs would ensure that fugitive dust emissions would not result in significant adverse risks. The project is in
		compliance with the Clean Air Act.
Coastal Zona Managamant		Source Document(s): 5, 6, 7 and Attachment 2
Coastal Zone Management Act, sections 307(c) & (d)	Yes No	The project site is not located within a Coastal Zone Management Area or any county or local area of jurisdiction that includes the first 100 feet shoreward as defined by the Coastal Zone Management Act. The site is inland and outside the designated coastal zone boundaries established under the California Coastal Act.

		Source Document(s): 8
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No	A Phase I environmental site assessment was conducted for the subject property in 2022 for Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal were identified at that time. The subject property was re- inspected on January 15, 2025. Much of the City maintenance equipment and materials have been removed from the subject property as of that date. In particular, the one combined 250-gallon gasoline and 250-gallon diesel above-ground storage tank (AST), the one 500-gallon diesel AST, the pesticide application equipment and chemicals, and the hazardous materials storage shed have removed from the site. No spilled liquids, stained soil, stressed vegetation, or unusual odors were noted. Therefore, the subject property continues to not have any RECs, CRECs, or HRECs. Source Document(s): 9, 10, 11, 11a, 11b, and Attachments 3 and 4
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No	An ESA Biologist conducted a field reconnaissance survey at the project site on November 26, 2024, to assess the potential for special-status species to occur in or within the vicinity of the project site. Based on a review of available databases and literature, and reconnaissance-level surveys conducted in the project area, no federal listed plant or wildlife species were determined to have the potential to occur in the project area. One plant species listed as endangered under the Endangered Species Act (ESA), soft salty bird's- beak (<i>Chloropyron molle</i> ssp. <i>molle</i>), may occur in the American Canyon wetlands north and west of the project area. In addition, two wildlife species listed as endangered under the ESA, salt marsh harvest mouse (<i>Reithrodontomys</i> <i>raviventris</i>) and California Ridgway's rail (<i>Rallus</i> <i>obsoletus</i>), may occur in the American Canyon wetlands north and west of the project area. These species and/or their habitat could be indirectly impacted by project construction.

		To mitigate potential impacts on these species, Mitigation Measure BIO-1, Worker Environmental Awareness Training and Mitigation Measure BIO-2, Protect Environmentally Sensitive Habitat Areas. Mitigation Measure BIO-1 requires environmental awareness training regarding special-status species and sensitive habitats present in the project area by a qualified biologist. Mitigation Measure BIO-2 requires demarcation of the project's limits of disturbance with silt fencing or orange Environmentally Sensitive Area (ESA) fencing, and straw wattles installed at the base of the construction side of the fence. Source Document(s): 12, 13, and 14
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No	With the removal of the maintenance facility ASTs, there are no ASTs within at least one mile of the subject property. The areas north, west, and south of the subject property are undeveloped wetlands and the Napa River. The area east of the subject property is entirely residential and does not have any ASTs. The only ASTs identified in the 2022 Phase I environmental site assessment were the now- removed maintenance facility ASTs. Source Document(s): 15 and 16
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No	The project site is classified as "Urban and Built- Up Land" by the California Department of Conservation. Important Farmland, including prime farmland, unique farmland, or farmland of statewide or local importance, as defined and regulated under the Farmland Protection Policy Act (FPPA) does not occur on or in the vicinity of the project site. Source Document(s): 17
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No	As discussed above under Flood Insurance, most of the project site is in Zone AE-1 Percent Annual Change Flood Hazard, which is a 100- year floodplain. The Zone AE designation is a Special Flood Hazard Area with low flood risk. The project is therefore subject to the Floodplain Management Eight-Step Decision-Making Process, as required under Executive Order 11988. The project meets an exception at CFR 55.14(d), as it involves the repair, rehabilitation, and improvement of an existing non-residential building in a community that is in the Regular

		Program of the NFIP and are in good standing. Therefore, the decision-making steps in CFR 55.20(b), (c), and (g) (Steps 2, 3, and 7) do not apply to the project, which include early public notice, evaluating alternatives, and final public notice. Instead, the 5-Step Process is required. The City has evaluated the impacts of the project in this EA. The project applicant is required to purchase flood insurance for the property. The City will ensure that all construction activities adhere to applicable building codes, floodplain management regulations, and mitigation measures outlined in the project design. The project sponsor will obtain any required flood insurance, and the site will be regularly monitored to ensure compliance with flood protection measures. With the 5-Step Process the project will be in compliance with Executive Orders 11988 and 13690. Source Document(s): 4 and Attachment 1
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No	Based on the results of a cultural resources assessment completed for the project, which included a records search, pedestrian survey, geoarchaeological analysis, and an evaluation of age eligible buildings, there are no historic properties in the project Area of Potential Effects (APE). There are no archaeological resources in the APE and there is a relatively low potential to uncover archaeological resources during project implementation. The City consulted with one interested Native American Tribe, Yocha Dehe Wintun Nation, who concurred that the APE is not sensitivity for cultural resources and requested a cultural resources sensitivity training prior to project implementation. There is one architectural resource in the APE that has been evaluated as not eligible for listing in the National Register of Historic Places and no further consideration of this resource is necessary. Based on this assessment, the recommended finding for the project is No Historic Properties Affected. To mitigate potential impacts previously undocumented cultural resources, Mitigation Measure CUL-1, Cultural Resources Awareness Training requires a training regarding cultural resources prior to ground disturbing activities.

			Source Document(s): 18
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes	No X	The proposed project would generate short-term construction noise during the rehabilitation of the existing garage structure and improvements to outdoor areas. However, the proposed project is not anticipated to introduce increased operational noise sources over existing conditions. Given the project's focus on educational programming, conservation activities, and community events, it is not expected to significantly increase vehicle trips or traffic-related noise levels in the neighborhood.
			HUD Noise Standards
			Noise exposure standards promulgated by HUD apply only to sensitive land uses. Ecology centers are not considered a sensitive use, unless the use is combined with services such as childcare and/or senior services. Because the project would construct an ecological center without childcare and/or senior services, it would not be considered a noise-sensitive land use; therefore, HUD standards do not apply to the proposed project and this analysis relies on the standards in the <i>City of American Canyon</i> <i>General Plan</i> .
			Ambient Noise Environment
			Noise in the project area is primarily generated by local roadway traffic along the adjacent Wetlands Edge Road and by Highway 29, located approximately 0.5 mile east of the site. According to the City of American Canyon General Plan Noise Element, the Community Noise Equivalent Level (CNEL) along Wetlands Edge Road is approximately 55–60 dBA CNEL. Given the project's distance from Highway 29 and its adjacency to natural wetlands, noise levels are expected to be influenced by local traffic and natural sources such as wildlife . The General Plan indicates that noise levels of 70 CNEL or less are acceptable for educational land uses (Schools). Therefore, noise exposure of the project site is appropriate for the proposed land use.
			<u>Construction Noise</u> Construction of the proposed project would result in temporary noise impacts from activities such as grading, equipment operation, and

building renovations. The City of American Canyon Municipal Code regulates construction noise under its Noise Ordinance (Chapter 9.16), which limits construction activity to:
1. 7:00 AM to 7:00 PM Monday through Friday, and
2. 8:00 AM to 7:00 PM on weekends and holidays.
To reduce potential impacts, the project will implement Best Management Practices (BMPs), including:
• Use of mufflers and silencers on construction equipment.
• Limiting engine idling times to 5 minutes or less.
• Scheduling noisiest activities during mid- day hours to minimize disruption.
Operational Noise
The proposed project involves the conversion of an existing corporation yard building into an education and conservation center and is not expected to meaningfully increase traffic volumes or vehicle-related noise beyond existing levels. Operational noise of the proposed project is expected to be minimal, as it would consist of educational programming, community events, nature-based activities, and occasional outdoor special events. The primary uses, such as are consistent with surrounding uses and would result in minimal operational noise impacts, compared to the previous use supporting a corporation yard. Occasional outdoor events, including weddings, fundraisers, and other public gatherings, would be permitted under the lease agreement, which outlines frequency limitations to ensure compatibility with adjacent land uses. These activities would be temporary, intermittent, and subject to applicable local noise ordinances to minimize potential disturbances.
<u>Conclusion</u> Exterior noise levels at the project site are below the City's 70 CNEL threshold for educational uses , and construction activities would comply with the City of American Canyon Noise

		Ordinance and BMP's. Therefore, noise impacts associated with the proposed project would be less than significant, and no mitigation is required.
		Source Document(s): 19, 20, and 21
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No	The project site is not served by a U.S. EPA- designated sole-source aquifer, is not located within a sole-source aquifer watershed, and would not affect a sole-source aquifer. The project site will be entirely served by the municipal water supply system operated by the City of American Canyon, which is the current condition. Source Document(s): 22
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No	The project site is adjacent to the Napa River Wetlands but does not occur within a designated wetland area as defined by the National Wetlands Inventory (NWI). The site consists of an urbanized parcel developed as a corporation yard and is separated from wetlands by existing roads, residential development, and parkland. There is one ephemeral drainage located on the southeastern portion of the project, near the entrance from Wetland Drive Road, which has been mapped by ESA biologists, but not reviewed or formally verified by the USACE. The project would avoid impacts to this feature. In order to ensure full avoidance, the applicant would prepare and submit an Aquatic Resources Delineation to the USACE for review and verification to confirm the boundaries of the feature. Impacts to this feature during construction would be avoided through implementation of Mitigation Measure BIO-2, Protect Environmentally Sensitive Habitat Areas, below. Source Document(s): 23 and 24
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No	The American (Lower) River is designated as a recreational river under the Wild and Scenic Rivers Act from the confluence with the Sacramento River to Nimbus Dam, located northeast of the city. However, the project site is approximately 50 miles southwest of the nearest portion of the American (Lower) River. The project, which consists of repurposing an existing structure and site, would not have a direct and adverse effect within wild and scenic

river boundaries; invade the area or unreasonably diminish the river outside wild and scenic river boundaries; or have an adverse effect on the natural, cultural, and/or recreational values of the wild and scenic river.
Source Document(s): 25

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation or mitigation measures have been clearly identified.

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
LAND DEVELO	PMENT	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site, is designated as Public Facility/Institutional (PF) in the City of American Canyon General Plan. This designation is intended to accommodate public-serving uses, including community centers, government facilities, and parks or recreational spaces.
		The site is currently zoned Public and Community Facilities (PCF), which allows for educational, recreational, and cultural uses. The proposed project—an ecology and conservation center—is consistent with the site's current zoning and land use designation and would not require any zoning changes or General Plan amendments.
		The project would rehabilitate an existing 5,000-square-foot building and 3-acre parcel to create a community-focused conservation and education center. Proposed improvements include repurposing the existing building for educational programming and community spaces, adding teaching gardens, walking paths, nature-based playgrounds, and an observation

		deck to enhance public access and recreational opportunities. Sustainable features such as solar power, water recycling, and rainwater capturing systems would also be incorporated to align with the City's sustainability goals.
		The proposed project would not increase the height or footprint of existing structures. Site improvements would be compatible with surrounding development, which includes residential neighborhoods, schools, and parks. The project is designed to blend with the natural landscape of the adjacent wetlands and surrounding residential areas. The site plan emphasizes green space and natural features, while enhancing accessibility and public use.
		The proposed project would replace an existing industrial use with a community-serving educational and recreational facility that is compatible with the City of American Canyon's General Plan and zoning requirements. The project would not conflict with applicable plans, land use designations, zoning, or urban design standards.
		Document Source(s): 26 and 27
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project involves the renovation and adaptive reuse of an existing 5,000-square-foot Corporation Yard building on a previously developed site. Ground disturbance would consist of removal of existing pavement and concrete pavement, and installation of new asphalt and paving and landscaping. Any new structures on the site (e.g., observation deck) would be constructed in accordance with the specifications and requirements of the geotechnical report prepared for the project.
		Stormwater The project site is largely impervious with the exception of the west side and southeast corner and includes structures that would be rehabilitated for the project. Stormwater would be treated by on-site bio-retention basins before continuing to drain to the City's storm drain system along Wetlands Edge Road. Pursuant to the City of American Canyon's Municipal Code (Chapter 14.28.081), the project applicant would be required to implement an Erosion and Sediment Control Plan (ESCP) that sets forth BMP measures to prevent the discharge of sediment, construction wastes or contaminants from construction materials, tools and equipment from entering a city storm drain or watercourse. The proposed project would also construct stormwater control improvements according to the City's BMPs for redevelopment, (Municipal Code Chapter 14.28.082). The project would provide pre-treatment of a share of the stormwater runoff prior to leaving the site via bioretention basins. The proposed stormwater management system for the project would collect, detain and potentially retain some stormwater within the project site in a manner that is consistent with the requirements

		of the City's Municipal Code. Adherence to these requirements would ensure that the proposed project would not substantially degrade water quality during either construction or operation. Document Source(s): 28, 29, and 30
Hazards and Nuisances including Site Safety and Noise	2	As discussed in the noise section, construction noise would comply with the City of American Canyon Noise Ordinance. Activities would occur within permitted hours, and best management practices such as mufflers and engine silencers would minimize noise impacts.
		The operational noise of the proposed project is expected to be minimal, as it consists of educational programming, community events, and nature-based activities, with occasional outdoor special events. The project would not generate increased vehicle trips or roadway noise beyond existing conditions.
		Overall, hazards, nuisances, and noise associated with the project are not anticipated to have significant impacts. Document Source(s): 9 and 19

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
SOCIOECONON	IIC	
Employment and Income Patterns	2	The project site is currently developed as a City-owned corporation yard used for equipment maintenance and storage. The proposed project would involve the long-term lease of the site to the Foundation for its redevelopment into the Napa River Ecology Center, a facility dedicated to conservation programming, environmental education, and community engagement. The project would promote ecological stewardship initiatives through learning opportunities, public outreach, and sustainable site design.
		The project would create opportunities for temporary construction employment during site renovations. Once operational, the Ecology Center would support long-term employment opportunities related to education, conservation programming, facility maintenance, and community events. The project applicant anticipates approximately seven staff members for the site.
		As the project does not include residential or large-scale commercial uses, it is not anticipated to result in substantial changes to employment or income patterns in the area. Instead, it would likely enhance local economic activity by attracting visitors and providing educational and recreational programming.

Demographic Character Changes, Displacement	2	Demographics The proposed project would repurpose an underutilized site into a community-serving facility that aligns with the City's vision for
		enhancing public access to recreational and educational opportunities. The project would provide resources and programming that support environmental education, conservation, and outdoor activities, complementing the existing residential neighborhoods, schools, and parks in the area.
		Because the project does not involve new housing or changes to zoning, it is not anticipated to result in adverse demographic changes.
		Displacement
		The project involves adaptive reuse of an existing industrial site and does not contain any residential or commercial tenants. As there are no residents or businesses occupying the site, the project would not result in displacement of people, businesses, or services.
		The proposed improvements are designed to enhance the site's usability for the public while maintaining compatibility with the surrounding area. Therefore, no relocation assistance or mitigation measures are required.
		Document Source(s): 33

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
COMMUNITY F	ACILITIE	S AND SERVICES
Educational and Cultural Facilities	1	The proposed project involves the adaptive reuse of a City-owned industrial parcel into the Napa River Ecology Center, which is designed as a conservation and education facility. The project would provide indoor and outdoor instructional spaces, including teaching gardens, nature-based playgrounds, and wildlife observation decks, to support environmental education and cultural programs focused on the Napa River Watershed.
		Nearby educational facilities include:
		• Donaldson Way Elementary School, approximately 2.3 miles southeast at 430 Donaldson Way.
		• American Canyon Middle School, approximately 2.5 miles southeast at 300 Benton Way.
		• American Canyon High School, approximately 3.2 miles southeast at 3000 Newell Drive.
		The project's educational programs would complement existing schools by offering field trip opportunities, workshops, and nature-based learning programs for local students. The project is

		-
		also located within walking distance of several schools and community centers, making it easily accessible.
		Culturally, the project would provide community gathering spaces for events such as Earth Day celebrations, wildlife observation programs, and art workshops, further enhancing public education and cultural value.
		Given its educational focus and alignment with City goals for environmental awareness and conservation, the project would have a minor beneficial impact on educational and cultural facilities by expanding programming and outreach opportunities.
		Document Source(s): 34 and 35
Commercial Facilities	2	The project site is located within a mixed-use area with existing commercial services and retail establishments along Highway 29, less than 1.5 miles southeast of the site. Nearby commercial amenities include:
		• American Canyon Marketplace, featuring grocery stores, banks, and pharmacies, approximately 1.8 miles southeast at 100 W American Canyon Road.
		• Canyon Plaza, with restaurants, personal services, and small businesses, approximately 2 miles southeast at 210 American Canyon Road.
		The Napa River Ecology Center would not displace or reduce access to existing commercial facilities. Instead, it would complement the area's existing retail and commercial offerings by attracting visitors to local businesses.
		The project is anticipated to attract activity in the area by hosting events, educational programs, and nature-focused activities. Additionally, the project's construction phase may generate temporary economic benefits for nearby businesses.
		Because the project is consistent with local plans and enhances the area's economic and cultural vibrancy, it is not expected to negatively affect existing commercial facilities and services.
Uselth Corre and	2	Document Source(s): 32 and 36
Social Services	2	The project will not impact any health care or social service facilities. The nearest health care and social service facilities include:
		• Queen of the Valley Medical Center, located approximately 7.5 miles north at 1000 Trancas Street, Napa, CA, providing emergency care and specialized medical services.
		• American Canyon Family Resource Center, located approximately 2.5 miles southeast at 3423 Broadway Street, offering community support programs, housing resources, and social services.

		• OLE Health Napa, located 8 miles north at 300 Hartle Court, providing primary care, preventive services, and family health programs.
		The project would not generate increased demand for health care or social services, as it involves adaptive reuse of an existing site for educational and recreational purposes rather than residential development. Document Source(s): 37 and 38
Solid Waste Disposal / Recycling	2	The project would generate construction debris during the renovation process, including wood, metal, and concrete materials. All waste materials would be sorted, recycled, or disposed of in accordance with local, state, and federal regulations.
		The site is served by Recology Vallejo-American Canyon, which provides solid waste and recycling collection. Waste materials from the project would be transported to:
		• Devlin Road Transfer Station, located approximately 5 miles southeast at 889 Devlin Road, American Canyon.
		• Potrero Hills Landfill, located approximately 15 miles east in Suisun City, is permitted to handle municipal and construction waste.
		The Potrero Hills Landfill has a remaining capacity of 13.8 million cubic yards and is expected to provide sufficient disposal capacity through 2048.
		The project's operations would generate minimal ongoing waste, as it is primarily intended for education and conservation programming.
		Document Source(s): 39 and 40
Waste Water / Sanitary Sewers	2	The project site is served by the American Canyon Public Works Department, which operates the local wastewater collection system.
		Wastewater would be conveyed to the American Canyon Water Reclamation Facility (WRF), located approximately 2.8 miles southeast at 151 Mezzetta Court. The WRF has a treatment capacity of 2.5 million gallons per day (MGD) and currently treats approximately 1.6 MGD, leaving sufficient capacity for the project.
		The project would not introduce high water demand activities and would generate minimal wastewater associated with visitor restrooms and education facilities. Existing sewer connections at the site would be utilized, and no new offsite infrastructure is required.
		Document Source(s): 41 and 42

Determinations and Compliance Findings for HUD-assisted Projects

Water Supply	2	The proposed project would result in a minor increase in water demand for irrigation of teaching gardens. The project site is served by the City of American Canyon Utilities Department, which receives water from the State Water Project (SWP) and the Napa Valley Water Treatment Plant.
		The 2020 Urban Water Management Plan (UWMP) for the City estimates that the water supply capacity of 2,600 acre-feet per year (AFY) is sufficient to meet projected demand through 2045, even during multiple dry years. The project would include water- efficient landscaping, low-flow fixtures, and recycled water uses as part of the project's sustainable design features.
		Given the project's small-scale water use and consistency with the General Plan's land use designation, the City's existing water infrastructure and supply capacity are sufficient to accommodate the project.
		Document Source(s): 43 and 44
Public Safety - Police, Fire and Emergency Medical	2	The project site is served by the City of American Canyon Police Department, which contracts services through the Napa County Sheriff's Office. Police services are coordinated through the American Canyon Police Department Office, located at 911 Donaldson Way E, approximately 2.5 miles southeast of the project site.
		Fire protection and emergency medical services are provided by the American Canyon Fire Protection District. The closest fire station is Fire Station 11, located at 911 Donaldson Way E, approximately 2.5 miles southeast of the project site.
		The project involves the adaptive reuse of an existing site into an education and conservation center and would not consist of uses (e.g. increased residential density) that would require additional emergency services beyond those already in place. The project site is adequately served by existing police, fire, and emergency medical services, and no new infrastructure or service expansions are required.
		Document Source(s): 45 and 46
Parks, Open Space and Recreation	1	The City of American Canyon maintains parks and recreational facilities within the project vicinity, managed by the Parks and Recreation Department. The City has over 40 parks and open spaces totaling 300 acres, including wetlands, trails, and playgrounds.
		The project site is located adjacent to the Napa River Wetlands, which provides public trails and recreational access. The Wetlands Edge Park and Trailhead, located less than 0.25 mile north of the site, connects visitors to the Napa River Bay Trail.
		The proposed project would enhance recreational opportunities by incorporating:

		 Teaching gardens focused on environmental education and sustainability. Nature-based playgrounds that encourage outdoor play. Wildlife observation decks and walking paths to support community recreation and nature appreciation. The project would complement existing park and recreation facilities by providing educational programming and outdoor learning spaces. The project would complement existing park and recreation facilities by providing educational programming and outdoor learning spaces and would serve as a gateway to the Wetlands trail system, located approximately 1 mile to the north. It would not exceed existing park capacity, but would instead enhance access to outdoor amenities and recreational activities. Document Source(s): 47 and 48
Transportation and Accessibility	2	The project site is accessible by major roads, including Highway 29, which connects to Interstate 80 and Highway 37. The site is 1.5 miles from the American Canyon Transit Center, offering local and regional bus services. The ecology center is anticipated to have an average of 180 weekday daily vehicle trips (90 two-way trips for the visitor) and 120 weekend daily vehicle trips during the general program hours from 7 a.m. to 5 p.m. This would be an average of 12 to 18 trips per hour for the weekend and weekday, respectively. This minor volume of traffic would not adversely affect circulation on nearby streets and therefore would have no adverse effect on traffic
		operations. California Senate Bill 743 (SB 743) encourages projects to evaluate vehicle miles traveled (VMT) instead of level of service (LOS) to determine transportation impacts. The project site's proximity to residential neighborhoods, schools, and recreational facilities promotes reduced vehicle trips and multi- modal transportation options, consistent with SB 743 goals. The City adopted a resolution in 2023 establishing policy for VMT as the standard of measurement for potential vehicle impacts. However, based on the screening criteria of the City's policy, any project exempt from CEQA is exempt from a VMT analysis. The CEQA exemption for the project was filed in January 2024 and therefore no further analysis is needed related to VMT.
		 Key transportation features include: Sidewalk access to schools and parks within a 15-minute walk. Proximity to the Napa River Bay Trail, which supports biking and pedestrian activity. Designated bicycle parking within the project site to rement multimedal access.

• Planned bus drop-off zone within the project site to accommodate school groups and visitors, minimizing parking demand.
The project would reuse the existing site layout for bus circulation and drop-offs. The project would provide 30 off-street parking spaces. Given its location near existing public transit services, the project would support low-VMT objectives and multi-modal access.
The project is expected to have a negligible impact on traffic flow and roadway capacity. It would comply with the City of American Canyon's General Plan Mobility Goals and Sustainable Communities Strategies, encouraging non-vehicular transportation and environmentally friendly alternatives.
Document Source(s): 49, 50, 51, 52 and 53

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
NATURAL FEATUR	ES	
Unique Natural Features, Water Resources	3	An ESA botanist and wetland biologist conducted a site visit on November 26, 2024, and observed an ephemeral drainage located on the eastern side of the project, parallel to Wetland Drive Road in a ditch, with an earthen bottom and distinct ordinary high water marks. This ephemeral channel has been mapped by ESA biologists but has not been reviewed or verified by the USACE.
		The project would avoid impacts to this feature. In order to ensure full avoidance, the Applicant would prepare and submit an Aquatic Resources Delineation to the USACE for review and verification to confirm the boundaries of the feature. Impacts to this feature during construction would be avoided through implementation of Mitigation Measure BIO-2, Protect Environmentally Sensitive Habitat Areas, below. Source Document(s): 23 and 24
Vegetation, Wildlife	3	The project site is developed and primarily composed of numerous buildings and paved ground. Several areas of ruderal vegetation (e.g., fennel [Foeniculum vulgare], mustard [Brassica nigra], purple star thistle [Centaura calcitrapa], non-native grasses,) are present, on which debris and disused materials are being stored. The project site also supports the native coyote brush (Baccharis pilularis) and a non-native ornamental mulberry tree (Morres sp.). None of these species is protected by local policies or wildlife agencies, nor are they expected to support nesting birds.

		A few native trees (coast live oak [<i>Quercus agrifolia</i>], toyon [<i>Heteromeles arbutifolia</i>], and coast redwood [<i>Sequoia</i> <i>sempervirens</i>]) and a non-native Mexican palo verde (<i>Parkinsonia aculeata</i>) are present around the perimeter of the disturbance area and would not be impacted by construction; however, bird protected by the Migratory Bird Treaty Act could nest in these trees and be indirectly impacted by construction activity. In addition, the overflow pond south of the project site could provide suitable nesting habitat for ground nesting birds tolerant of disturbed landscapes, such as killdeer (<i>Charadrius</i> <i>vociferus</i>). Lastly, one of the smaller buildings in the center of the project site included the remains of old, inactive cliff swallow nests on the exterior walls under the eaves, suggesting cliff swallows would likely nest on this building again.
		Mitigation Measure BIO-3 : Avoid and Minimize Impacts to Nesting Birds . If construction during the bird nesting season (February 1 to August 31) cannot be avoided, pre-construction nesting bird surveys shall be conducted and active birds nests shall be provided a no-disturbance buffer.
		Source Document(s): Attachment 3
Other Factors	2	Greenhouse Gas Emissions In April 2022, BAAQMD adopted the updated <i>CEQA Thresholds</i> <i>for Evaluating Significance of Climate Impacts</i> (BAAQMD 2022). These BAAQMD thresholds identify what will be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. To avoid a finding of a significant impact related to climate change, a land use project must include the following design elements:
		 Buildings: The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development). The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis under CEQA Section 21100(b)(3) and Section 15126.2(b) of the CEQA Guidelines.
		With respect to the criteria relevant to the ecology center, the project would not include any new natural gas hookups. Additionally, the project would meet current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations. The project would not have a substantial effect on the use, extraction, or depletion of a natural resource.

Construction and operational criteria pollutant emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2022.1.1.29. Total operational GHG emissions estimated for the proposed project total 20.4 metric tons or eCO2/year.
The proposed project would not substantially impact climate change by way of generated greenhouse gas emissions. Source Document(s): 5, 6, 7 and Attachment 2

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
CLIMATE AND ENE	RGY	
Climate Change Impacts	1	The Napa River Ecology Center project involves the adaptive reuse of an existing developed site, minimizing new ground disturbance. The project includes improvements that support climate resilience and environmental education, such as:
		• Teaching gardens are designed to highlight native and drought-tolerant plant species, promoting sustainable landscaping practices.
		• Walking paths and a wildlife observation deck to encourage community interaction with the natural environment and raise awareness of conservation efforts.
		• Green demonstration features, such as a pollinator garden, focused on sustainability and resource conservation.
		The project does not propose large-scale development, and its use as an ecology center is aligned with climate adaptation strategies by promoting awareness, conservation, and sustainable practices.
		The project is not anticipated to result in significant greenhouse gas emissions or environmental effects that would exacerbate climate change risks. Instead, it is designed to educate and prepare the community for climate resilience through its programming and sustainable design.
		Document Source(s): 54 and 55
Energy Efficiency	2	The project would comply with California Building Energy Efficiency Standards (Title 24), which establish requirements for energy conservation in major renovations and construction.
		Planned project features that support energy efficiency and sustainability include:
		• Water-efficient landscaping and teaching gardens promote sustainable resource management.

• Potential for green demonstration features, including a pollinator garden and educational displays focused on sustainability practices.
• Public programming encourages resource conservation, sustainability awareness, and environmental stewardship. solar panels, rainwater harvesting systems, and electric vehicle (EV) charging stations.
The project's adaptive reuse approach, which minimizes demolition and large-scale construction, further reduces energy demand and waste.
Document Source(s): 56

Additional Studies Performed:

Field Inspection (Date and completed by):

- 1. November 26, 2024, Field Reconnaissance Survey of the Project Site, completed by ESA Biologist Erika Walther and ESA Botanist and Wetland Biologist Amanda Segura-Moon.
- 2. January 15, 2025, Site Re-Inspection of Napa Ecology Center, completed by ESA.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

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Attachments:

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- 2. Environmental Science Associates. CalEEMod Analysis for the Napa River Ecology Center Project. February 12, 2025.
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List of Permits Obtained:

Building permits issued by the City of American Canyon are anticipated to be obtained by or before June 15th, 2025.

Public Outreach [24 CFR 50.23 & 58.43]:

The American Canyon Community and Parks Foundation has conducted public outreach throughout the planning and development process for the Napa River Ecology Center Project. Outreach efforts include:

- Community engagement sessions to gather input on proposed project features, programming, and recreational opportunities.
- Meeting with the Open Space, Active Transportation, and Sustainability Commission on November 1, 2023.
- Coordination with the City of American Canyon during the approval process for the 50-year lease agreement in February 2024.
- Consultations with environmental groups, including the Napa Resource Conservation District, to align the project with sustainability goals and climate adaptation strategies.

- Direct communication with local schools and organizations to identify potential partnerships for educational programming and public events.
- Outreach to inform residents about the project between October 3, 2023 and January 16, 2024. The outreach consisted of posting the project on the American Canyon Community and Parks Foundation website, mailing public hearing notifications to neighbors within 500 feet of the project site, installation of public notification signs at the project site, and e-mail notifications and reminders to GovDelivery subscribers (over 4,150 people).

A Notice of Availability (NOA) and Finding of No Significant Impact (FONSI) will be distributed by the City.

Cumulative Impact Analysis [24 CFR 58.32]:

A cumulative impact is the combined environmental effect of the proposed project along with other past, present, and reasonably foreseeable future projects. This analysis evaluates the project's contribution to cumulative impacts within the context of the City of American Canyon General Plan and regional development goals.

Based on the findings of this Environmental Assessment (EA), the project is not expected to result in adverse impacts for:

- Land use compatibility
- Air quality and greenhouse gas emissions
- Noise from construction or operations
- Flood risks, stormwater runoff, and drainage systems
- Public services, including police, fire, and emergency medical services
- Transportation and accessibility

The project is anticipated to enhance environmental sustainability and conservation education while addressing potential climate resilience and flood protection needs. Specifically:

• Adaptive reuse of the existing site minimizes new ground disturbance and complements broader regional sustainability efforts by promoting native and drought-tolerant landscaping and green infrastructure.

The project is anticipated to enhance environmental sustainability and conservation education without contributing to adverse cumulative impacts. Because the project is consistent with the City of American Canyon General Plan and aligns with regional sustainability goals, no significant cumulative effects are expected.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Alternative site designs and programming options were considered during project development.

An early concept for the project included an "Eco-Center" at Clark Ranch, an undeveloped City-owned property approximately 1-mile north of the Corporation Yard. The Clark Ranch Master Plan calls for a new regional nature/environmental/community center to be planned. However, the current project site was selected because of lack of City funding for implementing new facilities at the Clark Ranch property. Furthermore, the project site is already served by infrastructure, and repurposing the existing building would be a sustainable approach.

The current project design was selected because it best meets the purpose and need to establish a conservation-focused education center while preserving wetlands and enhancing public access to natural resources.

A larger-scale project could potentially increase traffic, noise, and water demand, requiring additional infrastructure improvements. Conversely, a smaller-scale project would limit programming capacity and reduce public access to educational and recreational opportunities.

The adaptive reuse approach was determined to have the lowest environmental impact while maximizing benefits for conservation and community programming.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, the site would remain an underutilized industrial parcel owned by the City of American Canyon.

This alternative would result in:

- No new educational or recreational facilities for the community.
- No public access to the Napa River Wetlands for environmental education or conservation programs.
- No additional preservation efforts for the Napa River Watershed or its wildlife habitats.

The No Action Alternative would forego opportunities to promote environmental stewardship, public outreach, and community engagement, leaving the site as vacant or minimally utilized space.

Summary of Findings and Conclusions:

With adherence to applicable laws, authorities, and other enforceable measures, all potentially adverse effects of the proposed project would be reduced to levels below established significance thresholds or avoided completely. The proposed Napa River Ecology Center Project would result in primarily less than significant impacts to the environment.

The project would have beneficial socioeconomic impacts by promoting environmental stewardship, education, and recreational opportunities. No impacts are potentially significant to the extent that an Environmental Impact Statement would be required.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
---------------------------	--------------------
	participate in the training program. The training will outline
-----------------------------------	--
	the general archaeological sensitivity of the area and the
	procedures to follow in the event an archaeological resource
	and/or human remains are inadvertently discovered.
City of American Canyon Noise	The ordinance established acceptable noise levels for
Ordinance (Chapter 9.16 of the	construction activities unless a special permit is authorized by
Municipal Code)	the City's noise control officer.
City of American Canyon Municipal	New development and redevelopment projects are subject to
Code Chapter 14.28.082 (Best	post construction stormwater control requirements. The
management practices for new	applicant shall prepare and implement the controls identified
development and redevelopment)	in the Stormwater Control Plan.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27] \square The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27] The project may significantly affect the quality of the human environment.

Preparer Signature:	Susan Gogi	Date: May 20, 2025
Name/Title/Organization:	Susan Yogi, Senior Managing Assoc	ciate, Environmental Science
Certifying Officer Signatu	re: Traith	Date:May 20, 2025

Name/Title: Brent Cooper, AICP, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

ATTACHMENT 1 FEMA Flood Hazard Map and 5-Step Decision-Making Process

NAPA RIVER ECOLOGY CENTER PROJECT

Executive Order 11988: Floodplain Management Five-Step Decision-Making Process Documentation

This Floodplain 8-Step Process document addresses the requirements of Executive Order (E.O.) 11988, "Floodplain Management" as provided by 24 CFR §55.20 for the Napa River Ecology Center project. The project meets an exception at 24 CFR §55.14(d), as it involves the repair, rehabilitation, and improvement of an existing non-residential building in a community that is in the Regular Program of the NFIP and are in good standing. Therefore, the decision-making steps in 24 CFR §55.20(b), (c), and (g) do not apply to the project. This documentation is for the five-step decision-making process.

Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions) or wetland.

The proposed Napa River Ecology Center is located within the City of American Canyon, Napa County and would include the repurposing of the existing two-story 5,000-square-foot City Corporation Yard building, into a conservation and community education center dedicated to the Napa River Watershed. Most of the project site lies within the Federal Emergency Management Agency (FEMA)-designated Zone AE, a Special Flood Hazard Area (SFHA) with a 1 percent annual chance of flooding (100-year floodplain). The Zone AE designation indicates areas where base flood elevations (BFEs) have been established, providing critical data for understanding potential flood risks. As shown on FEMA Flood Insurance Rate Map (FIRM) Panel No. 06055C0617F the majority of the site is within the AE zone, subject to inundation during a 100-year flood event, with established BFEs ranging from approximately 11.0 to 12.5 feet NAVD88. The site's current elevations vary between approximately 9 and 11 feet NAVD88, indicating that portions of the site are below the BFE and at risk of inundation.

There are no mapped wetlands on the project site per the U.S. Fish and Wildlife Service National Wetlands Inventory. A wetland assessment was conducted on November 26, 2024 and identified a 0.02-acre ephemeral stream. The proposed site improvements are not located in the ephemeral stream area.

Step 2: Identify potential direct and indirect impacts associated with floodplain development.

A project-specific EA was prepared, which evaluates the direct and indirect environmental impacts of the project. As evaluated in the EA, the project was found to result in minor beneficial impacts, no impacts, or minor adverse but mitigable impacts. All applicable mitigation measures to mitigate the potential adverse effects are listed in the project EA.

The proposed project would involve the adaptive reuse of existing structures and limited new development (low impact design landscaping, paving, and gravel) within previously disturbed areas. As such, potential direct impacts to natural floodplain values (e.g., water quality, habitat) are expected to be minimal. The site's current condition as a former corporation yard reduces its ecological sensitivity.

Risk of loss of life and property was also considered. The project does not significantly result in increased risks because the existing primary and emergency access to the site is located outside of the floodplain. The primary risk associated with floodplain development is the potential for property damage and disruptions to project operations during flood events. Indirect impacts, such as the potential for downstream effects or cumulative flood risks, are unlikely due to the site's minimal new development footprint and limited ground disturbance.

Finally, the project sponsor would be required to purchase flood insurance pursuant to the Flood Disaster Protection Act of 1973, which would mitigate the risk of loss of life and property.

Step 3: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore and preserve the values of the floodplain.

The project design incorporates features to reduce the potential adverse impacts on lives, property, and floodplain functions by focusing on the reuse of existing structures and minimizing new disturbances. The Napa River Ecology Center will be designed in compliance with applicable building requirements and flood-resistant design standards to protect against the 1 percent annual chance flood. Key components include avoiding major modifications to natural drainage patterns and low impact development features. The existing pump house building is an essential services building that cannot be relocated. The project's stormwater engineering design will provide protection by guiding water away from the building during heavy rain or high-water events. By repurposing previously developed land and maintaining natural vegetation where feasible, the project ensures that it does not degrade floodplain values or exacerbate flood risks.

Step 4: Reevaluate the alternatives.

Upon reevaluation, the proposed site remains the most practical location for the project due to its ecological significance, proximity to the Napa River, and existing infrastructure. Alternative sites were deemed impractical due to cost, availability, and the inability to meet project objectives. The no-action alternative would result in the loss of an important public resource for environmental education and flood resilience awareness.

Step 5: Implement the proposed action.

The City will ensure that all construction activities adhere to applicable building codes, floodplain management regulations, and mitigation measures outlined in the project design. The

project sponsor will obtain any required flood insurance, and the site will be regularly monitored to ensure compliance with flood protection measures.

Attachment:

• FEMA FIRM Panel No. 06055C0617F: Identifies the flood zone designations and delineates the portion of the project site within Zone AE, a 1 percent annual chance floodplain (Special Flood Hazard Area).

National Flood Hazard Layer FIRMette



Legend



Basemap Imagery Source: USGS National Map 2023

ATTACHMENT 2 Air Quality and Greenhouse Gas Model

Napa River Ecology Center EA Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Napa River Ecology Center EA
Construction Start Date	9/1/2025
Operational Year	2026
Lead Agency	
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	38.4
Location	205 Wetlands Edge Rd, American Canyon, CA 94503, USA
County	Napa
City	American Canyon
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	820
EDFZ	2
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
City Park	2.40	Acre	2.40	0.00	1.01	1.01	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Un/Mit.	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	_	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.36	5.34	15.8	16.3	0.03	0.59	2.15	2.74	0.54	0.38	0.92	_	4,118	4,118	0.17	0.25	3.43	4,197
Daily, Winter (Max)	_	_	—	_	_	_	_	_	_	_	_		_		_	_	_	_
Unmit.	1.88	1.56	14.8	15.2	0.03	0.65	7.30	7.95	0.60	3.48	4.08	_	4,114	4,114	0.17	0.24	0.08	4,190
Average Daily (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.83	0.72	4.90	5.80	0.01	0.18	0.63	0.75	0.16	0.23	0.34	_	1,069	1,069	0.04	0.03	0.19	1,073
Annual (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.15	0.13	0.89	1.06	< 0.005	0.03	0.11	0.14	0.03	0.04	0.06	_	177	177	0.01	0.01	0.03	178

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

2.2. Construction Emissions by Year, Unmitigated

Year	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	_	_	_	_	_	—	_	_	_	—	_	_	—	_
2025	1.90	1.55	15.8	16.3	0.03	0.59	2.15	2.74	0.54	0.38	0.92	_	4,118	4,118	0.17	0.25	3.43	4,197

2026	5.36	5.34	10.1	11.8	0.02	0.36	0.12	0.37	0.33	0.03	0.33	—	2,201	2,201	0.09	0.02	0.51	2,208
Daily - Winter (Max)	—	—		—	—	—	—	—	—		—	—	—	—	—			—
2025	1.88	1.56	14.8	15.2	0.03	0.65	7.30	7.95	0.60	3.48	4.08	_	4,114	4,114	0.17	0.24	0.08	4,190
2026	1.41	1.18	10.1	11.8	0.02	0.36	0.00	0.36	0.33	0.00	0.33	—	2,201	2,201	0.09	0.02	0.00	2,208
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.40	0.33	3.14	3.22	0.01	0.12	0.63	0.75	0.11	0.23	0.34	—	770	770	0.03	0.03	0.19	781
2026	0.83	0.72	4.90	5.80	0.01	0.18	0.01	0.18	0.16	< 0.005	0.16	_	1,069	1,069	0.04	0.01	0.01	1,073
Annual	—	_	_	_	_	_	_	_	_	_	_	_	—	_	_	_	_	_
2025	0.07	0.06	0.57	0.59	< 0.005	0.02	0.11	0.14	0.02	0.04	0.06	_	127	127	0.01	0.01	0.03	129
2026	0.15	0.13	0.89	1.06	< 0.005	0.03	< 0.005	0.03	0.03	< 0.005	0.03	_	177	177	0.01	< 0.005	< 0.005	178

2.4. Operations Emissions Compared Against Thresholds

Un/Mit.	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	_	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.15	0.14	0.02	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.41	74.9	75.3	0.05	< 0.005	0.17	77.7
Daily, Winter (Max)		_	_	_	_	_	_	—	_	_	_	_	_	—	_	_	_	_
Unmit.	0.15	0.14	0.03	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.41	72.7	73.1	0.05	< 0.005	< 0.005	75.4
Average Daily (Max)	_	_	_	_	_	_	_	-	_	_	-	_	_	_	-	-	_	_
Unmit.	0.13	0.13	0.01	0.09	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	0.41	52.3	52.7	0.05	< 0.005	0.04	54.7
Annual (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.02	0.02	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.07	8.66	8.73	0.01	< 0.005	0.01	9.06

2.5. Operations Emissions by Sector, Unmitigated

Sector	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	_	—	_	—	—	—	_	—	—	_	_	—	_	—	_	_
Mobile	0.02	0.02	0.02	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	45.3	45.3	< 0.005	< 0.005	0.17	46.2
Area	0.12	0.12	0.00	0.00	0.00	0.00	—	0.00	0.00	-	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	_	0.00	—	29.0	29.0	< 0.005	< 0.005	—	29.3
Water	—	—	—	—	—	—	—	—	—	—	—	0.30	0.57	0.87	0.03	< 0.005	—	1.86
Waste	_	_	—	—	—	—	_	—	—	_	_	0.11	0.00	0.11	0.01	0.00	—	0.39
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.15	0.14	0.02	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.41	74.9	75.3	0.05	< 0.005	0.17	77.7
Daily, Winter (Max)		_	_	_	_	_	_	_	_	—	_	_	_	_	_	_	_	_
Mobile	0.02	0.02	0.03	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	43.1	43.1	< 0.005	< 0.005	< 0.005	43.9
Area	0.12	0.12	—	-	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	29.0	29.0	< 0.005	< 0.005	—	29.3
Water	—	—	—	—	—	—	—	—	—	—	—	0.30	0.57	0.87	0.03	< 0.005	—	1.86
Waste	—	—	—	—	—	—	_	—	—	—	—	0.11	0.00	0.11	0.01	0.00	—	0.39
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.15	0.14	0.03	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.41	72.7	73.1	0.05	< 0.005	< 0.005	75.4
Average Daily		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.01	0.01	0.01	0.09	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	22.8	22.8	< 0.005	< 0.005	0.04	23.2
Area	0.12	0.12	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	-	0.00	_	29.0	29.0	< 0.005	< 0.005	_	29.3
Water	_	—	—	-	—	—	_	—	—	_	-	0.30	0.57	0.87	0.03	< 0.005	—	1.86
Waste	_	-	—	-	—	—	_	_	—	_	-	0.11	0.00	0.11	0.01	0.00	—	0.39

Refrig.	—	_	—	—	—	—	—	_	—	—	_	—	—	—	—	—	0.00	0.00
Total	0.13	0.13	0.01	0.09	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	0.41	52.3	52.7	0.05	< 0.005	0.04	54.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.77	3.77	< 0.005	< 0.005	0.01	3.84
Area	0.02	0.02	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	4.80	4.80	< 0.005	< 0.005	—	4.84
Water	—	—	—	—	—	—	—	—	—	—	—	0.05	0.09	0.14	0.01	< 0.005	—	0.31
Waste	—	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.06
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.02	0.02	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.07	8.66	8.73	0.01	< 0.005	0.01	9.06

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	—	_	_	_	_	_	_	_	_	—	_	—	_	_	_	_	_
Daily, Summer (Max)	—	—	—	—	—	—		—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	1.75	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
Demoliti on	_	—	—	_	—	—	1.70	1.70	—	0.26	0.26	_	—	_	—	—	—	—
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	0.00
Daily, Winter (Max)		_	_	_	_	—			_			_	_		_		—	_

Average Daily	—	—	—	-	—	—	—	—	—	—	—	—	—	—	-	—	—	—
Off-Roa d Equipm ent	0.10	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	_	—	—	-	—	—	0.09	0.09	—	0.01	0.01	_	_	—	-	_	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	—	—	—	—	—	—	—	—	—			—	—	—	—	_
Off-Roa d Equipm ent	0.02	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	—	_	_	-	—	—	0.02	0.02	—	< 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	0.00
Offsite	_	_	_	_	_	_	_	_	—	_	_	_	_	—	_	_	—	_
Daily, Summer (Max)			—	_	—	—	_	—	_					_	_	_		_
Worker	0.06	0.05	0.03	0.58	0.00	0.00	0.10	0.10	0.00	0.02	0.02	_	108	108	< 0.005	< 0.005	0.46	110
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	0.00
Hauling	0.09	0.03	1.81	0.60	0.01	0.03	0.34	0.37	0.02	0.10	0.11	_	1,376	1,376	0.06	0.22	2.97	1,446
Daily, Winter (Max)			—	_	—	—	—	—	_					_	_	_		_
Average Daily	_	—	—	_	—	—	—	—	—	_		—	—	—	—	—	—	_
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005		5.59	5.59	< 0.005	< 0.005	0.01	5.67
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	0.00
Hauling	< 0.005	< 0.005	0.10	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01		75.4	75.4	< 0.005	0.01	0.07	79.2

Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.93	0.93	< 0.005	< 0.005	< 0.005	0.94
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	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.5	12.5	< 0.005	< 0.005	0.01	13.1

3.3. Site Preparation (2025) - Unmitigated

1	TOO				000	DIMOT	DIALOD	DIALOT				DOOD		OCOT			D	000
Location	TOG	ROG	NOX	CO	502	PM10E	PM10D	PM101	PM2.5E	PIM2.5D	PM2.51	BCO5	NBCO2	CO21	CH4	N20	R	CO2e
Onsite	_	—	—	—	—	—	—	-	-	—	—	-	—	—	—	—	—	—
Daily, Summer (Max)	_	_		_	_				_	_			—		_		_	
Off-Roa d Equipm ent	1.42	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 Movemer	— t	—			—	—	1.60	1.60	—	0.17	0.17	—	_		—	—	—	
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	0.00
Daily, Winter (Max)	_	—			—	—	—	—	—	—		—	—		—	—	—	
Off-Roa d Equipm ent	1.42	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 Movemer	— t						1.60	1.60		0.17	0.17							
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	0.00

Average Daily	—	—	—	_	—	—	—	—	—	_	—	-	—	—	—	—	—	_
Off-Roa d Equipm ent	0.08	0.07	0.60	0.60	< 0.005	0.03		0.03	0.02	_	0.02	—	149	149	0.01	< 0.005		149
Dust From Material Movemer			—	_	_		0.09	0.09		0.01	0.01	_	—		—		—	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—		—	—	—	—	—	—	—	—	—	—	—	—	—	_	—	—
Off-Roa d Equipm ent	0.01	0.01	0.11	0.11	< 0.005	< 0.005	_	< 0.005	< 0.005	—	< 0.005	—	24.6	24.6	< 0.005	< 0.005		24.7
Dust From Material Movemer			_	_	_		0.02	0.02		< 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	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)				-	_					-		_	_					
Worker	0.03	0.03	0.02	0.35	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	65.1	65.1	< 0.005	< 0.005	0.28	66.1
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	0.00
Hauling	0.09	0.03	1.76	0.58	0.01	0.02	0.33	0.36	0.02	0.09	0.11	_	1,336	1,336	0.06	0.22	2.89	1,405
Daily, Winter (Max)			_	_	_		_	_		_	—	_	—		—		_	_
Worker	0.03	0.03	0.03	0.31	0.00	0.00	0.06	0.06	0.00	0.01	0.01	_	60.6	60.6	< 0.005	< 0.005	0.01	61.5
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	0.00

Hauling	0.09	0.03	1.86	0.58	0.01	0.02	0.33	0.36	0.02	0.09	0.11	—	1,336	1,336	0.06	0.22	0.07	1,402
Average Daily					_	_			_		—	—		_	_			_
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.35	3.35	< 0.005	< 0.005	0.01	3.40
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	0.00
Hauling	< 0.005	< 0.005	0.10	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	-	73.2	73.2	< 0.005	0.01	0.07	76.9
Annual	—	—	_	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.56
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	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	_	12.1	12.1	< 0.005	< 0.005	0.01	12.7

3.5. Grading (2025) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	_	_	_	_	_	_	—	_	_	—	_	_	_	_	—	—	—
Daily, Summer (Max)		—	—	-	—	-		—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)		—	—	_	—	—		—	—			—			—	—	—	
Off-Roa d Equipm ent	1.80	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 Movemer	 it	-	-	-	-	-	7.09	7.09	-	3.43	3.43	-			-		-	
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	0.00
Average Daily		_	_	_	_	_		_	_	_	_	_	_	_	_	_	_	_

Off-Roa Equipmeı	0.10 nt	0.08	0.77	0.80	< 0.005	0.04	—	0.04	0.03	—	0.03	—	135	135	0.01	< 0.005	—	135
Dust From Material Movemer	 ıt				_	_	0.39	0.39		0.19	0.19				_			_
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	0.00
Annual	—	—	—	—	—	—	—	_	—	—	—	—	—	—	—	_		—
Off-Roa d Equipm ent	0.02	0.02	0.14	0.15	< 0.005	0.01		0.01	0.01	_	0.01		22.3	22.3	< 0.005	< 0.005		22.3
Dust From Material Movemer	 it						0.07	0.07		0.03	0.03							
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)		—	—	—	-	—		—	—	—		_	_	—	—		—	_
Worker	0.04	0.04	0.04	0.42	0.00	0.00	0.08	0.08	0.00	0.02	0.02	_	80.8	80.8	< 0.005	< 0.005	0.01	82.0
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	0.00
Hauling	0.03	0.01	0.73	0.23	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	_	521	521	0.02	0.08	0.03	547
Average Daily	—	_	-	-	-	-	_	—	_	_	_	—	_	_	-	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	4.47	4.47	< 0.005	< 0.005	0.01	4.54
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	0.00
Hauling	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005		28.6	28.6	< 0.005	< 0.005	0.03	30.0
Annual		_	_	_	_	_			_	_				_	_			_

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.74	0.74	< 0.005	< 0.005	< 0.005	0.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	_	4.73	4.73	< 0.005	< 0.005	< 0.005	4.97

3.7. Building Construction (2025) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	-	_	-	_	-	-	-	-	—	—	-	-	_	—	-	_	-
Daily, Summer (Max)	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_		_	_	_	_		_	_	_	_	_	_
Off-Roa d Equipm ent	1.49	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	0.00
Average Daily	—	-	_	-	-	—	—	—	-	—	-	—	-	—	—	_	-	_
Off-Roa d Equipm ent	0.11	0.09	0.77	0.86	< 0.005	0.03		0.03	0.03	_	0.03		159	159	0.01	< 0.005	—	160
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	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Roa d Equipm ent	0.02	0.02	0.14	0.16	< 0.005	0.01		0.01	< 0.005		< 0.005		26.4	26.4	< 0.005	< 0.005	_	26.5

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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	-	_	_	_	—	—	—	_	_	—	-	—	-	—	_	-
Daily, Winter (Max)	—	—	—	_	_	_	_	—	_	_	_	—	-	—	—	_	_	-
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
Average Daily	-	-	-	-	-	-	-	-	-	-	-	-	—	-	-	-	-	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
Annual	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00

3.9. Building Construction (2026) - Unmitigated

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

1.41	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
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
		_	_	—			_			_				—			
1.41	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
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
—		—	—	—			—		—	—	—		—	-			—
0.64	0.53	4.55	5.29	0.01	0.16		0.16	0.15		0.15		991	991	0.04	0.01		994
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
		_	_	_	_	_	_	_	_	_		_	_	_		_	_
0.12	0.10	0.83	0.97	< 0.005	0.03		0.03	0.03		0.03		164	164	0.01	< 0.005		165
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
—		-	—	—		—	—	—	—	—	—	—	—	—		—	—
										_							
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
	1.41 0.00 1.41 0.00 0.64 0.00 0.12 0.00 0.00 0.00 0.00 0.00 0.00	1.41 1.18 0.00 0.00 - - 1.41 1.18 0.00 0.00 - - 0.00 0.00 - - 0.64 0.53 0.00 0.00 - - 0.12 0.10 0.00 0.00 - - 0.00 0.00 0.00 0.00	1.41 1.18 10.1 0.00 0.00 0.00 - - - 1.41 1.18 10.1 1.41 1.18 10.1 0.00 0.00 0.00 - - - 0.00 0.00 0.00 - - - 0.64 0.53 4.55 0.00 0.00 0.00 - - - 0.12 0.10 0.83 0.00 0.00 0.00 - - - - - - 0.00 0.00 0.00 0.00 0.00 0.00	1.411.1810.111.80.000.000.000.001.411.1810.111.80.000.000.000.000.640.534.555.290.000.000.000.000.120.100.830.970.00	1.41 1.18 10.1 11.8 0.02 0.00 0.00 0.00 0.00 0.00 1.41 1.18 10.1 11.8 0.02 0.00 0.00 0.00 0.00 0.02 0.00 0.00 0.00 0.02 0.02 0.00 0.00 0.00 0.00 0.02 0.00 0.00 0.00 0.00 0.00 0.04 0.00 0.00 0.00 0.00 0.053 4.55 5.29 0.01 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	1.41 1.18 10.1 11.8 0.02 0.36 0.00 0.00 0.00 0.00 0.00 0.00 - - - - - - 1.41 1.18 10.1 11.8 0.02 0.36 1.41 1.18 10.1 11.8 0.02 0.36 0.00 0.00 0.00 0.00 0.02 0.36 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 <td>1.41 1.18 10.1 11.8 0.02 0.36 - 0.00 0.00 0.00 0.00 0.00 0.00 0.00 - - - - - - - - 1.41 1.18 10.1 11.8 0.02 0.36 - - 1.41 1.18 10.1 11.8 0.02 0.36 - - 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00<</td> <td>1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 - - - - - - - - - 1.41 1.18 10.1 11.8 0.02 0.36 - - - 1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.00 0.</td> <td>1.411.1810.111.80.020.36-0.360.330.000.000.000.000.000.000.000.000.001.411.1810.111.80.020.36-0.360.331.411.1810.111.80.020.36-0.360.330.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.640.534.555.290.010.160.640.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.010.000.0</td> <td>1.411.1810.111.80.020.36-0.360.33-0.000.000.000.000.000.000.000.000.000.001.411.1810.111.80.020.36-0.360.330.000.010.020.010.000.000.000.000.000.000.000.020.030.030.010.000.000.000.000.000.000.000.020.030.030.010.000.000.000.000.000.000.000.030.040.000.000.000.000.000.000.000.000.000.030.030.030.030.030.030.030.030.010.000.040.000.000.000.000.000.000.000.000.000.000.050.050.050.050.050.050.050.050.050.050.050.</td> <td>1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.33 - 0.33 0.00 0.</td> <td>1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.33 - 0.33 - 0.33 - 0.00</td> <td>1.41 1.8 10.1 11.8 0.22 0.36 0.36 0.33 0.33 2,201 0.00 <td< td=""><td>1.11 1.18 11.8 0.02 0.36 - 0.36 - 0.33 - 0.33 - 0.23 2.201 2</td><td>1.41 1.81 1.8 0.2 0.36 - 0.36 0.33 - 0.33 - 2.01 2.01 0.00 0.00</td><td>1.18 1.18 0.02 0.36 - 0.33 - 0.33 - 2.01 2.01 2.01 0.09 0.09 0.00 0.00<</td><td>1.18 1.18 0.1 1.18 0.2 0.3 - 0.33 - 0.33 - 0.33 - 0.31 0.1 0.01</td></td<></td>	1.41 1.18 10.1 11.8 0.02 0.36 - 0.00 0.00 0.00 0.00 0.00 0.00 0.00 - - - - - - - - 1.41 1.18 10.1 11.8 0.02 0.36 - - 1.41 1.18 10.1 11.8 0.02 0.36 - - 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00<	1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 - - - - - - - - - 1.41 1.18 10.1 11.8 0.02 0.36 - - - 1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.00 0.	1.411.1810.111.80.020.36-0.360.330.000.000.000.000.000.000.000.000.001.411.1810.111.80.020.36-0.360.331.411.1810.111.80.020.36-0.360.330.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.640.534.555.290.010.160.640.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.000.010.000.0	1.411.1810.111.80.020.36-0.360.33-0.000.000.000.000.000.000.000.000.000.001.411.1810.111.80.020.36-0.360.330.000.010.020.010.000.000.000.000.000.000.000.020.030.030.010.000.000.000.000.000.000.000.020.030.030.010.000.000.000.000.000.000.000.030.040.000.000.000.000.000.000.000.000.000.030.030.030.030.030.030.030.030.010.000.040.000.000.000.000.000.000.000.000.000.000.050.050.050.050.050.050.050.050.050.050.050.	1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.33 - 0.33 0.00 0.	1.41 1.18 10.1 11.8 0.02 0.36 - 0.36 0.33 - 0.33 - 0.33 - 0.00	1.41 1.8 10.1 11.8 0.22 0.36 0.36 0.33 0.33 2,201 0.00 <td< td=""><td>1.11 1.18 11.8 0.02 0.36 - 0.36 - 0.33 - 0.33 - 0.23 2.201 2</td><td>1.41 1.81 1.8 0.2 0.36 - 0.36 0.33 - 0.33 - 2.01 2.01 0.00 0.00</td><td>1.18 1.18 0.02 0.36 - 0.33 - 0.33 - 2.01 2.01 2.01 0.09 0.09 0.00 0.00<</td><td>1.18 1.18 0.1 1.18 0.2 0.3 - 0.33 - 0.33 - 0.33 - 0.31 0.1 0.01</td></td<>	1.11 1.18 11.8 0.02 0.36 - 0.36 - 0.33 - 0.33 - 0.23 2.201 2	1.41 1.81 1.8 0.2 0.36 - 0.36 0.33 - 0.33 - 2.01 2.01 0.00 0.00	1.18 1.18 0.02 0.36 - 0.33 - 0.33 - 2.01 2.01 2.01 0.09 0.09 0.00 0.00<	1.18 1.18 0.1 1.18 0.2 0.3 - 0.33 - 0.33 - 0.33 - 0.31 0.1 0.01

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	0.00
Daily, Winter (Max)		—	_	—	—	—	_	—	—		—	—		_	_	—	—	
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
Average Daily		—		-	—	_	—	_		—		—	—		—	—		—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
Annual	_	_	-	-	_	_	_	_	-	-	_	-	—	-	_	-	_	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00

3.11. Paving (2026) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)			—	—	—	—		—				—		—	—		_	
Off-Roa d Equipm ent	0.79	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	0.00	0.00	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_
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	0.00

Daily, Winter (Max)	—	—	_	—	—	—	—	—		—	—	—	—	—	—			_
Average Daily		_	—	—	_	_	_			_				—			_	
Off-Roa d Equipm ent	0.04	0.04	0.32	0.45	< 0.005	0.01		0.01	0.01		0.01		68.1	68.1	< 0.005	< 0.005		68.4
Paving	0.00	0.00	—	—	—	—	_	—	_	—	_	_		—	_		_	—
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	0.00
Annual	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Roa d Equipm ent	0.01	0.01	0.06	0.08	< 0.005	< 0.005		< 0.005	< 0.005		< 0.005		11.3	11.3	< 0.005	< 0.005		11.3
Paving	0.00	0.00	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
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	0.00
Offsite	_	-	-	-	_	-	_	_	_	-	_	_	—	_	_	_	_	_
Daily, Summer (Max)	—	—	—	—	—	—	_	—	_	—	—		—	—	—		—	_
Worker	0.06	0.06	0.04	0.65	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	128	128	< 0.005	< 0.005	0.51	130
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—		—	—	—	—	—	—		—	
Average Daily	—	—	_	—	—	—		—		—	—	—	—	—	—	—		
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	6.59	6.59	< 0.005	< 0.005	0.01	6.69
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	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.09	1.09	< 0.005	< 0.005	< 0.005	1.11
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	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	0.00

3.13. Architectural Coating (2026) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	_	—	—	_	_	_	—	-	_	—	_	_	_	_	_	_	—
Daily, Summer (Max)		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		—
Off-Roa d Equipm ent	0.15	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 Coating s	5.22	5.22	_	_	_			_	—									
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	0.00
Daily, Winter (Max)			_	—	_	_		—	—	—						_		_
Average Daily		—	_	—	—	—	—	—	—	—	_	—	—		_	—	_	—
Off-Roa d Equipm ent	< 0.005	< 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 Coating	0.14	0.14	_	_	_	_	_	_	_	_			_	_	_			_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Roa d Equipm ent	< 0.005	< 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 Coating s	0.03	0.03	_	_	_		_	_										
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite		_	_	_	_	_	_	_	_	_	_	_		_	_		_	_
Daily, Summer (Max)			-	_	-		-	-		_					_			
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
Daily, Winter (Max)		_	-	_	-	_	-	-										
Average Daily	—	_	—	—	—	—	_	-	—	—	—	—	—	—	—		—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
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	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	0.00
U																		

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	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	_	_	_	—	_	—	—	—	—	_	—	—	—	_	—	—	—
City Park	0.02	0.02	0.02	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	45.3	45.3	< 0.005	< 0.005	0.17	46.2
Total	0.02	0.02	0.02	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	-	45.3	45.3	< 0.005	< 0.005	0.17	46.2
Daily, Winter (Max)	_	_	_	_	_	-	_	_	_	-	-	_	_	_	-	-	_	_
City Park	0.02	0.02	0.03	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	-	43.1	43.1	< 0.005	< 0.005	< 0.005	43.9
Total	0.02	0.02	0.03	0.18	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	_	43.1	43.1	< 0.005	< 0.005	< 0.005	43.9
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
City Park	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	-	3.77	3.77	< 0.005	< 0.005	0.01	3.84
Total	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	_	3.77	3.77	< 0.005	< 0.005	0.01	3.84

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	_	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	_	_	_	_	_	-	_	_	_	_	_	_	29.0	29.0	< 0.005	< 0.005	_	29.3
Total	—	—	—	—	—	—	—	—	—	—	—	—	29.0	29.0	< 0.005	< 0.005	—	29.3
Daily, Winter (Max)	—	—	—	—	—	—		—	—	—		—	—		—			
City Park		_	—	—	—	—		_	_	_		_	29.0	29.0	< 0.005	< 0.005		29.3
Total	_	_	-	-	_	_	_	_	_	_	_	_	29.0	29.0	< 0.005	< 0.005	_	29.3
Annual	_	_	-	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_
City Park	_	—	-	-	_	-	_	_	_	_	_	—	4.80	4.80	< 0.005	< 0.005	_	4.84
Total	_	_	_	_	_	_	_	_	_	_	_	_	4.80	4.80	< 0.005	< 0.005	_	4.84

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)		—	—	—	_	—	—	—	—	—	—	—	—		—	—	—	—
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00
Total	0.00	0.00	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)	—	—	—	—	—	—	—	—	—	—	—	—	—		—	—	—	—
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	-	0.00	0.00	0.00	0.00	—	0.00

Total	0.00	0.00	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	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	—	_	_
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	_	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Source	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	СО2Т	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	_	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum er Product s	0.11	0.11		_		_											_	
Architect ural Coating s	0.01	0.01																
Landsca pe Equipm ent	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00	0.00	_	0.00
Total	0.12	0.12	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)	—	—	—	—		—		—	—	—	—	—		—	—		_	—
Consum er Product s	0.11	0.11																

Architect ural	0.01	0.01	—	-	-	—		—	—	_	_	_	_	_	_	_	—	_
Total	0.12	0.12	_	_	_	_	_	—	—	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	—	—	_	_	_	_	_	_	_	_	_
Consum er Product s	0.02	0.02	_	—	_	_		_	_							_		
Architect ural Coating s	< 0.005	< 0.005	-	-	-	_		—	_	_			—			_	—	—
Landsca pe Equipm ent	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00	0.00		0.00
Total	0.02	0.02	0.00	0.00	0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00	0.00		0.00

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	_	—	—	—	—	—	—	—	—	—	—	—	—
City Park	_	_	_	_	_	_	—	—	_	_	_	0.30	0.57	0.87	0.03	< 0.005	_	1.86
Total	_	—	-	—	—	—	—	—	—	—	—	0.30	0.57	0.87	0.03	< 0.005	—	1.86
Daily, Winter (Max)		-	—	-	_	_		—	—	_	_	—	_		_	—	-	
City Park	_	_	_	_	_	_	_	_	_	_	_	0.30	0.57	0.87	0.03	< 0.005	_	1.86

Total	—	—	—	—	—	—	—	_	—	—	—	0.30	0.57	0.87	0.03	< 0.005	—	1.86
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	_						—	_	_			0.05	0.09	0.14	0.01	< 0.005		0.31
Total	_	_	_	_	_	_	_		_	_	_	0.05	0.09	0.14	0.01	< 0.005	_	0.31

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	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	_	_	_	_	_	—	—	—	—	—	—	—	—	_	—	—	—
City Park		_	_	_	_	_	_	_	_	_	—	0.11	0.00	0.11	0.01	0.00	_	0.39
Total	—	—	—	—	—	—	—	—	—	—	—	0.11	0.00	0.11	0.01	0.00	_	0.39
Daily, Winter (Max)	—	_	_	_	_	_	—	—	_	—	—	_	—	_	_	_	—	—
City Park	_	_	_	_	_	_	—	—	-	_	—	0.11	0.00	0.11	0.01	0.00	_	0.39
Total	_	_	_	_	_	-	-	-	_	-	-	0.11	0.00	0.11	0.01	0.00	-	0.39
Annual	_	_	_	_	_	_	_	-	_	-	_	_	_	_	_	_	_	_
City Park	—	-	_	-	-	-	_	-	-	-	-	0.02	0.00	0.02	< 0.005	0.00	-	0.06
Total	_	_	_	_	_	_	_	_	_	_	_	0.02	0.00	0.02	< 0.005	0.00	_	0.06

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated
		· · ·	-		1	/		`										
Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	_			_		_	_		_		_						0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—		—	—	—	_	0.00	0.00
Daily, Winter (Max)	_			—	—	—	_				_		_				_	_
City Park				—		—			—								0.00	0.00
Total	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00
Annual	_	_	_	-	_	—	_	_	_	_	_	_	_	_	_	_	_	_
City Park	_	—	_	-	—	—	_	—	_	—	_	_	_	—	—	—	0.00	0.00
Total	_	_	_	_		_	_		_	_	_			_	_		0.00	0.00

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

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Equipm ent Type	TOG	ROG	NOx	СО	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)

Equipm ent Type	TOG	ROG	NOx	со	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

Equipm ent Type	TOG	ROG	NOx	СО	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)

Vegetati on	TOG	ROG	NOx	со	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

Land Use	TOG	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

Species	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	СО2Т	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	_	—	—	—	—	—	—	—	—	_	—	—	—	—	—	—	—	_
Subtotal	_	_	-	-	-	_	_	-	-	_	_	-	_	_	_	_	-	_
Sequest ered	_	_	_	-	—	—	—	-	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	_	-	-	-	-	-	—	-	-	_	-	_	—	_	-	-	-	_
Subtotal	_	_	_	-	_	_	_	-	-	_	_	_	_	_	_	_	_	_
_	_	_	-	-	_	_	_	-	-	_	_	-	_	_	_	_	-	_
Daily, Winter (Max)	_	-	-	—	—	—	—	—	—	—	—	—	—	—	—	-	—	—
Avoided	—	_	—	—	_	—	—	—	-	—	_	—	_	—	_	_	—	—
Subtotal	—	_	_	—	_	_	_	—	—	_	_	—	_	_	_	_	—	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	_	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	_	—
Avoided	—	_	—	—	—	—	—	—	—	—	—	_	—	—	—	—	_	—
Subtotal	—	_	—	—	—	—	—	—	—	—	_	_	—	_	—	—	_	—
Sequest ered				_			_			_						_	_	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—		_	—	—	_	—	—		—		—	—	—	—	—	_	—
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	9/1/2025	9/29/2025	5.00	20.0	—
Site Preparation	Site Preparation	9/30/2025	10/27/2025	5.00	20.0	_
Grading	Grading	10/28/2025	11/24/2025	5.00	20.0	_
Building Construction	Building Construction	11/25/2025	8/18/2026	5.00	191	—
Paving	Paving	8/19/2026	9/15/2026	5.00	20.0	—
Architectural Coating	Architectural Coating	9/17/2026	9/30/2026	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	Tractors/Loaders/Back hoes	Diesel	Average	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
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	Tractors/Loaders/Back hoes	Diesel	Average	1.00	8.00	84.0	0.37
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	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Тгір Туре	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	_	_	_	_
Demolition	Worker	12.5	11.7	LDA,LDT1,LDT2
Demolition	Vendor	_	8.40	HHDT,MHDT
Demolition	Hauling	19.0	20.0	HHDT
Demolition	Onsite truck		_	HHDT
Site Preparation	_	_	_	_
Site Preparation	Worker	7.50	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	_	8.40	HHDT,MHDT
Site Preparation	Hauling	18.4	20.0	HHDT
Site Preparation	Onsite truck	_	_	HHDT
Grading	_	_	_	_
Grading	Worker	10.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	_	8.40	HHDT,MHDT
Grading	Hauling	7.20	20.0	HHDT
Grading	Onsite truck	_	_	HHDT
Building Construction	_	_	_	_
Building Construction	Worker	0.00	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck			HHDT
Paving	_			_
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	_	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	_	_	HHDT
Architectural Coating	_	_	_	_

Architectural Coating	Worker	0.00	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	_	8.40	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	7,500	2,500	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	33,000	—
Site Preparation	0.00	2,950	30.0	0.00	—
Grading	1,150	0.00	20.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.80

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

and Use	Area Paved (acres)	% Asphalt

City Park	0.80	0%
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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	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
City Park	1.87	4.70	5.26	1,007	19.2	48.1	53.8	10,308

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	7,500	2,500	-

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00

	Summer Days day/yr	180	
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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)
City Park	51,842	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
City Park	156,445	24.5

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
City Park	0.21	_

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
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

City Park	Stand-alone retail	R-134a	1,430	0.04	1.00	0.00	1.00
	refrigerators and						
	freezers						

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.17. User Defined

Equipment Type	Fuel Type	
5.18. Vegetation		
5.18.1. Land Use Change		
5.18.1.1. Unmitigated		

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
5.18.2. Sequestration		
5.18.2.1. Unmitigated		

Тгее Туре	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

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

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	13.6	annual days of extreme heat
Extreme Precipitation	5.00	annual days with precipitation above 20 mm
Sea Level Rise		meters of inundation depth
Wildfire	9.04	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 in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	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	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
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	16.8
AQ-PM	35.7
AQ-DPM	23.4
Drinking Water	69.2
Lead Risk Housing	55.8
Pesticides	66.2
Toxic Releases	61.2
Traffic	83.3
Effect Indicators	
CleanUp Sites	62.4
Groundwater	0.00
Haz Waste Facilities/Generators	82.7
Impaired Water Bodies	23.9
Solid Waste	83.9
Sensitive Population	
Asthma	71.9
Cardio-vascular	67.0
Low Birth Weights	51.0
Socioeconomic Factor Indicators	

Education	62.0
Housing	12.0
Linguistic	39.2
Poverty	33.8
Unemployment	36.4

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	80.85461311
Employed	75.23418452
Median HI	74.554087
Education	
Bachelor's or higher	69.35711536
High school enrollment	100
Preschool enrollment	12.62671628
Transportation	
Auto Access	83.51084306
Active commuting	27.38354934
Social	
2-parent households	62.7229565
Voting	57.75696138
Neighborhood	
Alcohol availability	76.10676248
Park access	56.71756705
Retail density	24.22687027
Supermarket access	27.9481586

Tree canopy	22.44321827
Housing	
Homeownership	87.02681894
Housing habitability	96.41986398
Low-inc homeowner severe housing cost burden	70.11420506
Low-inc renter severe housing cost burden	97.06146542
Uncrowded housing	60.05389452
Health Outcomes	
Insured adults	79.19928141
Arthritis	0.0
Asthma ER Admissions	56.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	25.5
Cognitively Disabled	20.1
Physically Disabled	17.3
Heart Attack ER Admissions	55.3
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	_

Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	
Wildfire Risk	0.0
SLR Inundation Area	43.5
Children	32.5
Elderly	69.3
English Speaking	60.5
Foreign-born	72.3
Outdoor Workers	52.3
Climate Change Adaptive Capacity	
Impervious Surface Cover	43.7
Traffic Density	45.1
Traffic Access	23.0
Other Indices	
Hardship	34.8
Other Decision Support	
2016 Voting	51.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	63.0
Healthy Places Index Score for Project Location (b)	73.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
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
Land Use	Project Specific Information: Landscape Area Estimated by Mapping
Construction: Construction Phases	Construction Schedule Adjustment: 12 Months
Construction: Dust From Material Movement	
Construction: Paving	Project Estimate Area Paved
Operations: Energy Use	Modeled Building Operations from CalEEMod Land Use: Library, for Ecology Center Building
Operations: Water and Waste Water	Modeled Building Operations from CalEEMod Land Use: Library, for Ecology Center Building
Operations: Refrigerants	Equipment Existing

ATTACHMENT 3 Wetlands Memorandum



memorandum

date	February 14, 2025
to	Janelle Sellick, American Canyon Community & Parks Foundation
сс	
from	Amanda Segura-Moon, Erika Walther
subject	Wetlands Memo for the Napa River Ecology Center Project

Environmental Science Associates (ESA) conducted a wetland assessment for the Napa River Ecology Center Project to determine the extent of any possible aquatic resources within the proposed project area that may meet the definitions of Waters of the U.S. and Waters of the State and thereby protected according to Sections 404 and 401 of the Clean Water Act and California's Porter-Cologne Water Quality Control Act. This memo presents the evaluation methods and results of the wetland assessment. One ephemeral stream was mapped within the proposed project area.

The Napa River Ecology Center (ecology center) Project proposes the adaptive reuse and redevelopment of a 3acre industrial parcel located at 205 Wetlands Edge Road in American Canyon, CA. This project would repurpose a city-owned Corporation Yard building into a conservation and community education center dedicated to the Napa River Watershed. The proposed project would include rehabilitation of the Corporation Yard into a publicfacing ecology center, construction of paved walking paths, teaching gardens, an observation deck, and a naturebased playground.

Methodology

On November 26, 2024 ESA botanist and wetland scientist Amanda Segura-Moon and senior biologist Erika Walther conducted a wetland assessment within the proposed project area. The boundaries of aquatic resources were determined based on abrupt changed in topography, changes in vegetation composition, and available historic aerial imagery. Survey data, including resource boundaries, were collected using the ESRI Field Maps mobile app. The ordinary high water mark (OHWM) of the aquatic feature was characterized by noting the geomorphology, vegetation communities, and current and historical aerial imagery

Results

The wetland assessment identified one aquatic resource within the proposed project area, consisting of 0.02 acres of ephemeral stream (Figure 1). A summary of the aquatic resource within the proposed project area is presented in **Table 1** and described below.



Napa River Ecology Center

Figure 1 Potential Aquatic Feature

SOURCE: ESA, 2025



Aquatic Resource	Extent (Acres)
Ephemeral Stream	0.02
Total Area of Wetland and Other Waters Features:	0.02
SOURCE: ESA 2025	

 TABLE 1

 AQUATIC RESOURCES WITHIN THE PROPOSED PROJECT AREA

The ephemeral stream mapped within the proposed project area is a linear feature defined as having flowing water for short periods of time, during and directly after precipitation events in a typical year. Ephemeral streambeds are located above the water table year-round, and runoff from rainfall is the primary source for stream flow.

The stream bed of this feature is distinctive, with a clear change in slope (**Photo 1**) Within the ephemeral stream, ESA observed waterstained leaves and signs of drainage (bent or matted vegetation indicating the direction of flow). On aerial imagery, this feature is visible by a distinct change of color compared with the surrounding uplands At the time of this survey, there was no standing water observed within the channel. However, the streambed leads to a metal culvert (**Photo 2**) where the feature intersects with the pipe, which appears to be constructed to convey water under the road. The other side of the culvert across the road does not fall within the proposed project area, but there is a connecting channel with standing water at the time of the survey that appears to convey water downstream from the ephemeral stream within the proposed project area.

Recommendations

Based on the results of the aquatic resource mapping from this wetland assessment, the ephemeral stream can likely be avoided during construction with the implementation of water quality best management practices such as fiber rolls and a clear demarcation of work limits using fencing or high visibility rope. ESA recommends preparing a formal Aquatic Resources Delineation and submitting it to the U.S. Army Corps of Engineers for review and verification of aquatic resource boundaries, if accurate boundaries are needed for avoidance of the ephemeral stream during construction. However, this may be unnecessary if a construction buffer of 20 or more feet from the mapped boundaries of the ephemeral stream can be achieved, and the applicant is confident that the feature can be fully avoided.

Photos



Photograph 1 Ephemeral channel within the study area. November 26, 2024.





ATTACHMENT 4 Phase I Site Re-Inspection



technical memorandum

date	January 17, 2025
to	Project File
from	Michael Burns, PG, CEG, CHG, QSD
subject	Site Re-Inspection of Napa Ecology Center and HUD ASD Determination

Environmental Science Associates (ESA) conducted a Phase I environmental site assessment for the American Canyon Wetlands Restoration project cited below in July 2022:

• American Canyon Wetlands Restoration Project, American Canyon, California, dated July 2022

No Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) were observed relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal at that time.

Beginning in 2024, the City of American Canyon has been relocating their maintenance yard to other City properties. ESA conducted a re-inspection of the subject property on January 15, 2025. Much of the City maintenance equipment and materials have been removed from the subject property. In particular, the one combined 250-gallon gasoline and 250-gallon diesel above-ground storage tank (AST), the one 500-gallon diesel AST, the pesticide application equipment and chemicals, and the hazardous materials storage shed have removed from the site. No spilled liquids, stained soil, stressed vegetation, or unusual odors were noted. Therefore, the subject property continues to not have any RECs, CRECs, or HRECs.

As required by 24 CFR Part 51, Subpart C, *Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature*, the proximity of the subject property to "above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located" was researched. With the removal of the maintenance facility ASTs, there are no ASTs within at least one mile of the subject property. The areas north, west, and south of the subject property are undeveloped wetlands and the Napa River. The area east of the subject property is entirely residential and does not have any ASTs. The only ASTs identified in the 2022 Phase I environmental site assessment were the nowremoved maintenance facility ASTs.