

Performance Standards Attachment

January 16, 2023

Describe air pollutants that may result from the project during construction:

The main air pollutants that would be generated during construction would be criteria pollutants (including particulate matter (PM₁₀); fine particulate matter (PM_{2.5}), and carbon monoxide (CO), ground-level ozone precursors (i.e., oxides of nitrogen (NO_x) and reactive organic compounds (ROCs)), diesel particulate matter (DPM), and greenhouse gases (GHG) emissions (e.g., carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O)).

Describe on-site sources of noise or vibration that may result from the proposed project:

On-site sources of short-term noise and vibration during construction would primarily be related to off-road equipment, such as graders, dozers, pile drivers, and loaders.

On-site sources of long-term noise and vibration during operations would primarily be related to generators, boilers, air conditioning/heaters, blowers, fans, delivery trucks, etc.

Describe any machinery, equipment, or transportation noise that may result from proposed project:

See above for on-site machinery and equipment sources of long-term noise and vibration during operations.

Operations of the project would also result in transportation noise related to worker/student/staff/vendor auto trips, as well as vendor and haul trips that would be required to deliver equipment, materials, and supplies to the site. The proposed land use would generate truck traffic on local roadways and potentially the operation of transportation refrigeration units on transport trucks. The proposed on-site water treatment plant could also generate stationary noise from blowers and other non-enclosed treatment equipment.

Describe any on-site sources of light and/or glare that may result from the proposed project:

Light and glare may be generated during construction of the proposed project from construction vehicles and lighting of equipment staging areas during early morning or evening hours.

During operation, the proposed project would generate light and glare from light fixtures and signage that may be located in industrial, commercial, and private university uses on the project site. Specifically, within the industrial areas, it is likely that pole and building mounted lighting would be used to illuminate loading docks and parking lots, and that light fixtures would be mounted above entrances/exits of light industrial buildings. Commercial uses may generate lighting from storefront display windows, outdoor dining areas, and public gathering/entertainment spaces; and the university may generate light and glare from signage and or building lighting throughout the campus. Lighting and wayfinding signage would be located

along streetscapes and pedestrian pathways throughout industrial, commercial, and university uses throughout the project site and would generate light and glare.

Describe any on-site source of odor that may result from the proposed project:

During construction, the use of diesel-powered vehicles and equipment could temporarily generate localized odors; however, any odorous emissions generated from construction of the proposed project would be temporary and would cease upon the completion of construction activity.

The proposed project would include an on-site package wastewater treatment plant which is unlikely to generate odors because all processing would occur inside buildings.