

The Terracon Report provides the evidentiary foundation specific to the petitioner for the finding that granting this variance will not be injurious to the public health, safety, morals, and general welfare of the community.

The generators proposed for the DC BLOX facility are intended as a source of backup power, not as the primary energy supply; their operation is limited to testing and emergencies. DC BLOX has committed to installing diesel particulate filters (DPFs) on every generator at the facility. This advanced emissions-control technology removes 90% of diesel particulate matter and significantly reduces hazardous air pollutants. These proactive measures go beyond what is required and demonstrate DC BLOX's commitment to minimizing any potential air quality impact on the neighboring community.

The air permit requested by DC BLOX represents the smallest category of air permits available under the Indiana Department of Environmental Management's (IDEM) regulatory framework. Even under IDEM's smallest air permit, DC BLOX only estimates using 1/4th of the allocation of time. The facility's actual emissions will only be a fraction of what is allowed. This means that the DC BLOX facility will operate below even the most conservative regulatory limits.

The Terracon Report demonstrates that the facility's expected actual emissions are consistent with or lower than the permitted emissions from existing facilities in the surrounding industrial park. When compared to emissions data for other permitted facilities within five miles of the DC BLOX facility, the area already hosts industrial operations with substantially higher permitted emissions across all pollutant categories. Nearby facilities such as ADM Milling, Hostess Brands, and Geiger & Peters emit particulate matter ranging from tens to hundreds of tons per year under their permit compared to DC BLOX's expected .01 tons per year of actual emissions. This means the DC BLOX facility's contribution would be only a minute fraction of the emissions already released in the industrial area that has coexisted with the community for decades. This is important because it shows the type of increased emissions which would likely exist if the parcel was developed as I3 as allowed by right currently.

The Terracon Report directly supports the Findings of Fact by providing independent expert verification that the proposed DC BLOX facility will not be injurious to public health, safety, or general welfare.

As the findings of fact recognize, the petitioner has committed to strict operating limits and using advanced emissions-control technology; the data presented demonstrates that the facility's emissions are low and consistent with existing industrial emissions in the area.