Memorandum

To: Kim Baranek, Baranek Consulting Group

From: James Westbrook, BlueScape Environmental

Date: August 22, 2025

Subject: Air Quality Study Findings for the Proposed Springhill Suites Hotel Located at 4545 Mission Bay Drive in San Diego, California

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This memorandum outlines the air quality (AQ) study conducted for the proposed Springhill Suites Hotel (Project), located at 4545 Mission Bay Drive in San Diego, California. The study was conducted in accordance with the City of San Diego's California Environmental Quality Act (CEQA) Significance Determination Thresholds. The Project consists of the demolition of a 16,640-square-foot three-story 66-room hotel building and construction of a 57,724-square-foot four-story 100-room hotel building with subterranean parking and associated amenities such as an outdoor pool, garden patios & and lounge areas.

The proposed Project is subject to the City of San Diego's (the "City") requirement to obtain a Coastal Development Permit (CDP). As part of the CDP approval process, the Project is required to comply with the proposed mitigation framework for developments located within the Balboa Avenue Station Area Specific Plan (BASASP), since the Project is to be located in the BASASP area.

This analysis demonstrates that AQ emissions due to construction and operation of the Project are lower than the significance threshold levels approved by the City for CEQA analyses, and therefore, the Project does not need to implement the emissions reductions measures in the mitigation framework of the BASASP Program Environmental Impact Report (PEIR).

Project Description

The proposed Project is located at 4545 Mission Bay Drive within the eastern portion of the Pacific Beach Community Plan boundary and within the planning area for the BASASP. The project site encompasses 27,862 square feet (sf or 0.64 acre) of lot area.

The Project involves the demolition of an existing on-site three-story, 66-room hotel totaling 16,640 sf and the construction of a 77,600 sf, 4-story, 100-room hotel building consisting of 55,724 sf of building area with a 21,876 sf subterranean parking/basement area and associated amenities such as an outdoor pool, garden patios & and lounge areas.

Air Quality Study Methodology

The California Emissions Estimator Model (CalEEMod), version 2022.1.1.30, was used. This version of CalEEMod is the latest version that includes the U.S. Environmental Protection Agency (USEPA)-approved EMFAC2021 emission factors for mobile sources. The model was used to estimate criteria pollutant emissions for both the construction and operational phases of the Project. The existing hotel's operational emissions were also analyzed using CalEEMod to calculate net operational emissions between the new hotel and the current hotel.

Air Quality Thresholds of Significance

The Project is located within the jurisdiction of the City; therefore, the City's CEQA guidelines and significance thresholds were used to determine whether or not the Project is considered "significant." [1] These guidelines refer to the San Diego APCD's significance thresholds in SDAPCD Regulation II, Rule 20.2, Table 20.2-1, Air Quality Impact Analysis (AQIA) Trigger Levels. Table 1 below lists the City's/SDAPCD's screening-level thresholds used to determine air quality impacts which are listed in the City's guidelines. As described in Mitigation Measures AQ-2, AQ-3, and AQ-4 in the BASASP PEIR, these thresholds also determine whether the Project would need to implement additional mitigation measures listed in the PEIR for the BASASP.[2]

TABLE 1
CITY OF SAN DIEGO SCREENING-LEVEL THRESHOLDS

Pollutant	Total Emissions	
	Lbs per Day	**Tons per Year**
Respirable Particulate Matter (PM_{10})	100	15
Fine Particulate Matter ($PM_{2.5}$)	55*	10**
Oxides of Nitrogen (NO_X)	250	40
Oxides of Sulfur (SO_X)	250	40
Carbon Monoxide (CO)	550	100
Volatile Organic Compounds (VOC)	137***	15

* EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the SCAQMD.
** Because the City has not adopted a threshold for PM2.5, the SCAQMD threshold was used.
*** VOC threshold based on SCAQMD levels per SDAPCD (9/01) and the Monterey Bay APCD (MBAPCD) which has similar federal and state attainment status as San Diego.

[1] *CEQA Significance Determination Thresholds,* City of San Diego, September 2022. https://www.sandiego.gov/sites/default/files/september_2022_ceqa_thresholds_final.pdf

[2] *Balboa Avenue Station Area Specific Plan Final Program Environmental Impact Report,* City of San Diego, November 2018. https://www.sandiego.gov/sites/default/files/basasp_final_peir_reduced.pdf

Air Quality Study Assumptions

Construction Scenario

Construction of the Project would generate temporary criteria pollutant emissions primarily from vehicles transporting construction workers to and from the site, and diesel-powered equipment usage during the site preparation and grading phases of construction. Construction is assumed to commence in November 2025 and take approximately 15 months to complete. The square footage of the existing hotel to be demolished is 16,640 sf. Default values for construction equipment types, amounts, and hours per day were assumed. The construction site was assumed to be watered 2 times per day to control fugitive dust emissions to comply with SDAPCD Rule 55, a requirement to which the Project has committed. It was assumed that the area of disturbance is 27,862 sf and that 38,000 cubic yards (CY) of soil would be exported during the site preparation construction phase. The paved parking areas will be paved with concrete.

Operational Scenario (Existing Hotel)

The land use types selected in CalEEMod were "Recreational" with a subtype "Hotel" (66 rooms, 16,640 square feet) on a 0.64-acre lot. Default values for population were assumed. The traffic study calculated a trip generation rate of 528 average daily trips (ADTs).[3] It was also assumed that the hotel rooms do not include fireplaces or woodstoves.

Operational Scenario (Proposed Hotel)

The first full year of Project operations was assumed to be 2027. The land use types selected in CalEEMod were "Residential" with a subtype "Hotel" (100 rooms, 55,724 sf), with landscape area of 3,742 sf and a subterranean parking area "Parking: Enclosed Parking with Elevator" of 21,876 sf. Default values for population were assumed. The traffic study calculated a trip generation rate of 800 average daily trips (ADTs).[4] It was also assumed that the Project would not include the installation of fireplaces or woodstoves.

Air Quality Study Results

Consistency with Air Quality Plans

The proposed Project is on a site that is designated as CC-3-8 (Commercial-Community) Base Zone, Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan (PBCP) Area.[5] Because the Project is located within a Coastal Overlay Zone, the City requires that the Project obtain a

[3] Trip Generation Table found on page 7 of the Springhill Suites – Project Information Form (PIF), City of San Diego, CA, Dated July 24, 2025.
[4] Trip Generation Table found on page 7 of the Springhill Suites – Project Information Form (PIF), City of San Diego, CA, Dated July 24, 2025.
[5] Pacific Beach Community Plan and Local Coastal Program Land Use Plan, City of San Diego Planning Department, February 2020.
https://www.sandiego.gov/sites/default/files/pacific_beach_community_plan_february_2020_0.pdf

Coastal Development Permit (CDP). The proposed development is also located within the BASASP, which complements and builds upon the recommendations within the PBCP.[6] The Final PEIR for the BASASP shows that the net maximum and daily operational emissions of criteria pollutants resulting from implementation of the BASASP would exceed applicable City of San Diego thresholds for VOCs, CO, PM_{10} and $PM_{2.5}$. To address this, the PEIR has proposed a mitigation framework for proposed developments within the Plan area. This mitigation framework includes measures AQ-2, AQ-3, and AQ-4, which state that if potential project construction and/or operational impacts modeled using CalEEMod exceed the City's emissions thresholds shown in Table 1, then the project must incorporate appropriate mitigation measures to reduce such impacts.

With the CDP, the proposed Project is consistent with the PBCP and zoning designations. Because the proposed Project activities and associated vehicle trips have been incorporated into the BASASP, which has been incorporated into the PBCP, they are anticipated in local air quality plans and the proposed Project would be consistent at a regional level with the underlying growth forecasts in the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP). In addition, this analysis demonstrates that the Project does not need to incorporate mitigation measures from the BASASP PEIR (i.e., mitigation framework measures AQ-2, AQ-3 and AQ-4), because all modeled potential construction and operational emissions are well below the City's emissions thresholds., as shown below.

Construction Criteria Pollutant Emissions

Table 2 shows the modeled estimated daily emission results, and Table 3 shows the estimated annual emission results for the construction of the Project, with a comparison to the significance thresholds listed in Table 1. CalEEMod results are attached to this report.

[6] Balboa Avenue Station Area Specific Plan, City of San Diego, December 2021. https://www.sandiego.gov/sites/default/files/final-balboa-station-area-specific-plan.pdf

TABLE 2 ESTIMATED PROJECT CONSTRUCTION EMISSIONS (DAILY)						
	Maximum Peak Daily Emissions (lbs/day)					
	VOC/ ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
2025 Peak Day Construction Emissions	1.96	37.5	24.6	0.13	7.82	3.20
2026 Peak Day Construction Emissions	1.86	35.3	24.1	0.13	7.74	3.03
2027 Peak Day Construction Emissions	13.0	5.91	9.62	0.02	0.60	0.28
Significance Threshold	**137**	**250**	**550**	**250**	**100**	**55**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod v. 2022.1.1.30, output attached in Attachment A. The higher value of summer or winter mitigated daily emissions are shown.

TABLE 3 ESTIMATED PROJECT CONSTRUCTION EMISSIONS (ANNUAL)						
	Maximum Annual Emissions (tons/yr)					
	VOC/ ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
2025 Construction Emissions	0.02	0.27	0.23	<0.005	0.05	0.02
2026 Construction Emissions	0.09	0.84	1.17	<0.005	0.11	0.05
2027 Construction Emissions	0.15	0.17	0.28	<0.005	0.02	0.01
Significance Threshold	**15**	**40**	**100**	**40**	**15**	**10**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod v. 2022.1.1.30, output attached in Attachment A. The higher value of summer or winter mitigated daily emissions are shown.

Tables 2 and 3 show that daily and annual emissions of criteria pollutants from construction activities are all well below the approved significance thresholds.

Operational Criteria Pollutant Emissions

Table 4 shows the modeled estimated daily emission results, and Table 5 shows the estimated annual emission results for operations of the Project and the operations of the existing hotel. The net operational emissions (Project minus Existing Hotel) are compared to the significance thresholds listed in Table 1. CalEEMod results are attached to this report.

TABLE 4
ESTIMATED PROJECT OPERATIONAL EMISSIONS (DAILY)

	Maximum Peak Daily Emissions (lbs/day)					
	VOC/ ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Operational Emissions (Project)	4.97	3.02	26.8	0.06	5.11	1.36
Operational Emissions (Existing Hotel)	2.75	1.99	17.5	0.04	3.35	0.88
Net Operational Emissions (Project – Existing)	**2.22**	**1.03**	**9.30**	**0.02**	**1.76**	**0.48**
Significance Threshold	**137**	**250**	**550**	**250**	**100**	**55**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod v. 2022.1.1.30, output attached in Attachment A. The higher value of summer or winter mitigated daily emissions are shown.

TABLE 5
ESTIMATED PROJECT OPERATIONAL EMISSIONS (ANNUAL)

	Annual Emissions (tons/yr)					
	VOC/ ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Operational Emissions (Project)	0.84	0.55	4.33	0.01	0.92	0.25
Operational Emissions (Existing Hotel)	0.48	0.36	2.95	0.01	0.60	0.16
Net Operational Emissions (Project – Existing)	**0.36**	**0.19**	**1.38**	**<0.005**	**0.32**	**0.09**
Significance Threshold	**15**	**40**	**100**	**40**	**15**	**10**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod v. 2022.1.1.30, output attached in Attachment A.

Tables 4 and 5 show that daily and annual emissions of criteria pollutants due to operation of the Project increase when netted against the current hotel operational emissions, but do not exceed significance thresholds. Additionally, all operational emissions due to the Project are well below the approved significance thresholds.

Conclusions

The air quality study shows that criteria pollutant emissions due to construction of the Project and the net operational emissions of the Project compared to the Existing Hotel are well below the City-approved significance thresholds. No significant air quality effects are expected for this Project; therefore, the Project does not need to implement any of the mitigation framework stated in the PEIR for the BASASP.

ATTACHMENT A

CALEEMOD RESULTS

Proposed Springhill Suites Construction and Operations_082125 Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Proposed Springhill Suites Construction and Operations_082125
Construction Start Date	9/1/2025
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	19.8
Location	32.80373800425292, -117.21707570325216
County	San Diego
City	San Diego
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6311
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.30

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
Hotel	100	Room	0.64	55,724	3,742	—	—	—

Enclosed Parking with Elevator	100	Space	0.00	21,876	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.75	0.62	5.30	8.50	0.01	0.19	0.36	0.55	0.18	0.09	0.27
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	13.2	13.0	37.5	24.6	0.13	0.99	6.83	7.82	0.94	2.26	3.20
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.84	0.82	4.62	6.39	0.01	0.16	0.43	0.59	0.14	0.12	0.26
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.15	0.15	0.84	1.17	< 0.005	0.03	0.08	0.11	0.03	0.02	0.05

2.2. Construction Emissions by Year, Unmitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
2026	0.75	0.62	5.30	8.50	0.01	0.19	0.36	0.55	0.18	0.09	0.27

Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
2025	3.22	1.96	37.5	24.6	0.13	0.99	6.83	7.82	0.94	2.26	3.20
2026	2.99	1.86	35.3	24.1	0.13	0.92	6.83	7.74	0.77	2.26	3.03
2027	13.2	13.0	5.91	9.62	0.02	0.19	0.41	0.60	0.18	0.10	0.28
Average Daily	—	—	—	—	—	—	—	—	—	—	—
2025	0.15	0.10	1.47	1.24	< 0.005	0.04	0.25	0.29	0.04	0.07	0.11
2026	0.59	0.48	4.62	6.39	0.01	0.16	0.43	0.59	0.14	0.12	0.26
2027	0.84	0.82	0.94	1.54	< 0.005	0.03	0.07	0.10	0.03	0.02	0.04
Annual	—	—	—	—	—	—	—	—	—	—	—
2025	0.03	0.02	0.27	0.23	< 0.005	0.01	0.05	0.05	0.01	0.01	0.02
2026	0.11	0.09	0.84	1.17	< 0.005	0.03	0.08	0.11	0.03	0.02	0.05
2027	0.15	0.15	0.17	0.28	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.33	4.97	2.84	26.8	0.06	0.10	5.01	5.11	0.09	1.27	1.37
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.67	4.35	3.02	22.1	0.06	0.09	5.01	5.10	0.09	1.27	1.36
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.93	4.59	3.00	23.8	0.06	0.10	4.95	5.04	0.09	1.25	1.35
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.90	0.84	0.55	4.33	0.01	0.02	0.90	0.92	0.02	0.23	0.25

2.5. Operations Emissions by Sector, Unmitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.39	3.11	2.15	22.9	0.06	0.04	5.01	5.05	0.04	1.27	1.31
Area	1.86	1.82	0.03	3.37	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005
Energy	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Water	—	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—	—
Total	5.33	4.97	2.84	26.8	0.06	0.10	5.01	5.11	0.09	1.27	1.37
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.33	3.05	2.36	21.6	0.05	0.04	5.01	5.05	0.04	1.27	1.31
Area	1.26	1.26	—	—	—	—	—	—	—	—	—
Energy	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Water	—	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—	—
Total	4.67	4.35	3.02	22.1	0.06	0.09	5.01	5.10	0.09	1.27	1.36
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.29	3.01	2.33	21.5	0.05	0.04	4.95	4.99	0.04	1.25	1.29
Area	1.56	1.54	0.01	1.66	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Energy	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Water	—	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—	—

Total	4.93	4.59	3.00	23.8	0.06	0.10	4.95	5.04	0.09	1.25	1.35
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.60	0.55	0.42	3.93	0.01	0.01	0.90	0.91	0.01	0.23	0.24
Area	0.28	0.28	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Energy	0.01	0.01	0.12	0.10	< 0.005	0.01	—	0.01	0.01	—	0.01
Water	—	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—	—
Total	0.90	0.84	0.55	4.33	0.01	0.02	0.90	0.92	0.02	0.23	0.25

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.33	5.65	0.01	0.16	—	0.16	0.14	—	0.14
Demolition	—	—	—	—	—	—	0.50	0.50	—	0.08	0.08
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.39	0.51	< 0.005	0.01	—	0.01	0.01	—	0.01
Demolition	—	—	—	—	—	—	0.05	0.05	—	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

Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.41	0.00	0.00	0.08	0.08	0.00	0.02	0.02
Vendor	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	0.57	0.21	< 0.005	0.01	0.11	0.12	0.01	0.03	0.04
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	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	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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

3.3. Site Preparation (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.56	0.47	4.16	5.57	0.01	0.21	—	0.21	0.20	—	0.20
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.11	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.20	0.00	0.00	0.04	0.04	0.00	0.01	0.01
Vendor	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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

Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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

3.5. Site Preparation (2026) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	0.44	3.74	5.54	0.01	0.19	—	0.19	0.17	—	0.17
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.10	0.15	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01
Vendor	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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

3.7. Grading (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	1.09	10.1	10.0	0.02	0.46	—	0.46	0.43	—	0.43
Dust From Material Movement	—	—	—	—	—	—	2.11	2.11	—	1.01	1.01

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.28	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	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
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	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
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.30	0.00	0.00	0.06	0.06	0.00	0.01	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	1.31	0.35	23.2	8.45	0.11	0.31	4.40	4.72	0.31	1.21	1.52
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	0.01	0.64	0.23	< 0.005	0.01	0.12	0.13	0.01	0.03	0.04
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.12	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01

3.9. Grading (2026) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.22	1.02	9.19	9.69	0.02	0.42	—	0.42	0.39	—	0.39
Dust From Material Movement	—	—	—	—	—	—	2.11	2.11	—	1.01	1.01
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	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
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	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
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Worker	0.03	0.03	0.02	0.29	0.00	0.00	0.06	0.06	0.00	0.01	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	1.20	0.35	22.3	8.35	0.11	0.31	4.40	4.72	0.21	1.21	1.41
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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	0.61	0.23	< 0.005	0.01	0.12	0.13	0.01	0.03	0.04
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01

3.13. Building Construction (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	0.48	4.56	6.90	0.01	0.17	—	0.17	0.15	—	0.15
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.08	0.80	1.22	< 0.005	0.03	—	0.03	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
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.15	0.22	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.10	1.17	0.00	0.00	0.28	0.28	0.00	0.06	0.06
Vendor	0.02	0.01	0.40	0.19	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03
Hauling	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	0.02	0.02	0.02	0.21	0.00	0.00	0.05	0.05	0.00	0.01	0.01
Vendor	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Hauling	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	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Architectural Coatings	12.3	12.3	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Architectural Coatings	0.71	0.71	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Architectural Coatings	0.13	0.13	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.02	0.02	0.02	0.23	0.00	0.00	0.06	0.06	0.00	0.01	0.01
Vendor	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	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

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	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	3.39	3.11	2.15	22.9	0.06	0.04	5.01	5.05	0.04	1.27	1.31
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.39	3.11	2.15	22.9	0.06	0.04	5.01	5.05	0.04	1.27	1.31
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	3.33	3.05	2.36	21.6	0.05	0.04	5.01	5.05	0.04	1.27	1.31
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.33	3.05	2.36	21.6	0.05	0.04	5.01	5.05	0.04	1.27	1.31
Annual	—	—	—	—	—	—	—	—	—	—	—
Hotel	0.60	0.55	0.42	3.93	0.01	0.01	0.90	0.91	0.01	0.23	0.24
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.60	0.55	0.42	3.93	0.01	0.01	0.90	0.91	0.01	0.23	0.24

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00

Total	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00
Total	0.07	0.04	0.66	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05
Annual	—	—	—	—	—	—	—	—	—	—	—
Hotel	0.01	0.01	0.12	0.10	< 0.005	0.01	—	0.01	0.01	—	0.01
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00
Total	0.01	0.01	0.12	0.10	< 0.005	0.01	—	0.01	0.01	—	0.01

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.19	1.19	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.07	0.07	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.60	0.55	0.03	3.37	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005
Total	1.86	1.82	0.03	3.37	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	1.19	1.19	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.07	0.07	—	—	—	—	—	—	—	—	—
Total	1.26	1.26	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.22	0.22	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Total	0.28	0.28	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

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	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Hotel	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	11/1/2025	12/17/2025	5.00	33.0	—
Site Preparation	Site Preparation	12/18/2025	1/14/2026	5.00	20.0	—
Grading	Grading	12/18/2025	1/14/2026	5.00	20.0	—
Building Construction	Building Construction	1/15/2026	3/31/2027	5.00	315	—
Architectural Coating	Architectural Coating	1/1/2027	1/31/2027	5.00	21.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20

Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	12.0	LDA,LDT1,LDT2
Demolition	Vendor	—	7.63	HHDT,MHDT
Demolition	Hauling	5.82	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	238	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	32.6	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	12.7	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—

Architectural Coating	Worker	6.52	12.0	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63	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	83,586	27,862	—

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	16,640	—
Site Preparation	0.00	0.00	42.2	0.00	—
Grading	0.00	38,000	45.0	0.00	—

5.6.2. Construction Earthmoving Control Strategies

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

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Hotel	0.11	0%
Enclosed Parking with Elevator	0.53	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	589	0.03	< 0.005
2026	0.00	589	0.03	< 0.005
2027	0.00	589	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
Hotel	800	800	800	292,000	7,093	7,093	7,093	2,588,849
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	83,586	27,862	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

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)
Hotel	654,664	589	0.0330	0.0040	2,467,154
Enclosed Parking with Elevator	80,754	589	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)
Hotel	2,536,677	55,921
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Hotel	54.8	—
Enclosed Parking with Elevator	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	Multistory building and lot size is 0.64 acres
Construction: Paving	based on site plans
Construction: Construction Phases	Dates provided by developer
Construction: Dust From Material Movement	Will water twice per day during earthmoving activity
Operations: Vehicle Data	Traffic study performed