RECON

An Employee-Owned Company

April 2, 2026

Ms. Shannyn Henkel
Fairfield Residential
5355 Mira Sorrento Place, Suite 100
San Diego, CA 92121

Reference: Greenhouse Gas Addendum for the Fairfield Residential Rezone Project (RECON Number 10498)

Dear Ms. Henkel:

This report discusses potential greenhouse gas (GHG) impacts that may be generated by the Fairfield Residential Rezone Project (project). GHG impacts were assessed in accordance with the California Environmental Quality Act (CEQA), the City of San Diego's (City) Significance Determination Thresholds, and the City's Climate Action Plan (CAP). Impacts are compared to those identified in the Midway-Pacific Highway Community Plan Update (CPU) Revised Final Program Environmental Impact Report (PEIR; City of San Diego 2018).

1.0 Project Description

The project proposes a Community Plan Amendment (CPA) and Rezone for 16.05 acres of partially developed space in the Midway-Pacific Community Plan area. Figure 1 shows the regional location. The project site comprises three parcels, which are further described as areas A, B, and C. Area A (Parcel 1 of Parcel Map 22202) is developed with a 405-dwelling-unit residential building (Bevel Apartments) located at 3250 Barnett Avenue on 7.12 acres with Assessor's Parcel Numbers (APNs) of 450-480-015 and 450-480-016. Area B (Parcel 2 of Parcel Map 22202) is developed with a 253-dwelling-unit residential building (Bowen Apartments) located at 3280 Barnett Avenue on 4.47 acres with an APN of 450-480-017. Area C (Parcel 1 of Parcel Map 21693) is currently undeveloped but is paved and contains building foundations from a recently demolished structure. It is located at 2535 Midway Drive on 4.46 acres with an APN of 450-480-013.Figure 2 shows an aerial photograph of the project site and vicinity. All three parcels are located entirely within a Transit Priority Area (TPA). Figure 3 shows the project's location with the TPA.

Surrounding land uses include residential land uses to the southwest, Dewey Elementary School to the west, a United States Postal Service property to the northwest, commercial/retail uses to the north, northeast, and east, and Marine Corp Recruit Depot to the south. The residential uses are located as close as 10 feet west of the project boundary, and Dewey Elementary School is located 740 feet west of the project boundary.

The project site (areas A, B, and C) is currently designated as Business Park – Residential Permitted (0–44 dwelling units) in the Midway-Pacific Community Plan and Multiple Use in the City's General Plan. All parcels are zoned as Commercial Office 3-1 (CO-3-1). The project proposes the following:

- A CPA to redesignate the project site from Business Park – Residential Permitted (0–44 dwelling units) to Residential – High (45–73 dwelling units) in the Midway-Pacific Highway Community Plan.
- A Rezone from CO-3-1 to Residential–Multiple Units 3-9 (RM-3-9).

Because no site development plan is currently proposed, the project is limited to approval of a CPA and Rezone. Accordingly, this project description, and the analysis that follows, focuses on the reasonably foreseeable development that could occur under the proposed land use and zoning designations rather than a specific site design.

Based on the acreage of the project site (16.05 acres) and the development restrictions of the City's Land Development Code, Table 1 provides a review of the existing allowed and proposed maximum development potentials of the project site. Under the existing zoning (CO-3-1), the project site could be developed with or without residential components. However, it should be noted that in the existing condition, areas A and B contain residential projects recently completed in 2025. Buildout of the project site assumes demolishing the existing residential development that currently occupies areas A and B.

Table 1
Maximum Development Potential

Zoning	FAR Ratio	Maximum Potential GFA or Number of Units
Existing Zoning (CO-3-1)[1]		
Existing Zoning (CO-3-1) – With Residential		
Commercial Component (Base GFA)	2.0	1,398,276 sf
Residential Component (Bonus GFA)[2]	1.0	699,138 sf (a maximum of 699 units)
Maximum GFA	3.0	2,097,414 sf
Existing Zoning (CO-3-1) – Without Residential		
Commercial Component (Maximum GFA)	2.0	1,398,276 sf
Proposed Zoning (RM-3-9)[3]		
Proposed Zoning (RM-3-9)		
Commercial Component (10 percent of GFA)[4]	--	188,767 sf
Residential Component[2]	--	1,698,906 sf (a maximum of 1,165 units)
Maximum GFA	2.7	1,887,673 sf

FAR = floor area ratio; GFA = gross floor area; sf = square feet
[1] City of San Diego Municipal Code (SDMC) Chapter 13, Article 1, Division 5.
[2] Residential units are calculated based on the lot area. Zone RM-3-9 allows a greater density (600 sf of lot area/unit) than Zone CO-3-1 (1,000 sf of lot area/unit) [SDMC Section 113.0222(a)].
[3] SDMC Chapter 13, Article 1, Division 4.
[4] Up to 10 percent of the GFA for RM-3-9 zones may be used for commercial uses (SDMC Section 131.0423).

The project for this environmental review is the proposed CPA and Rezone, not a specific development proposal. Future development on the site could take a variety of forms, provided it is consistent with the land use and zoning designations established by the project, as described in Table 1. Accordingly, the analysis evaluates the change in allowable development intensity and land uses compared to existing allowable entitlements and assesses the environmental effects that could result from that increased or modified development potential. Table 2 provides a comparison of these two scenarios.

Table 2 Potential Maximum Development Scenario Comparison	
Existing Zoning (CO-3-1)	
Residential	699 units
Commercial (retail and office, see table 3 below)[1]	1,398,276 sf
Proposed Zoning (RM-3-9)	
Residential	1,165 units
Commercial (retail and office, see table 4 below)	188,767 sf
Change in Allowable Development Intensity	
Residential	+466 units
Commercial	-1,209,509 sf
sf = square feet	

Table 3 identifies the maximum development that could occur under the site's current CO-3-1 zoning. These estimates incorporate the provisions of San Diego Municipal Code (SDMC) Section 131.0541, which allow a limited portion (up to 10 percent) of the permitted commercial development to be used for retail.

Table 3 Existing Zoning Maximum Development Potential Scenarios	
Scenario 1: Mixed-Use Project with Retail Component	
Minimum FAR required for Residential (1.0)	699,138 sf (699 units)
Maximum GFA permitted for Retail (10 percent)	209,741 sf
GFA Allowance for Office	1,188,535 sf
Scenario 2: Mixed-Use Project without Retail Component	
Minimum FAR required for Residential (1.0)	699,138 sf (699 units)
GFA Allowance for Office	1,398,276 sf
Scenario 3: Commercial Only Development with Retail Component	
Maximum GFA permitted for Retail (10 percent)	139,828 sf
GFA Allowance for Office	1,258,448 sf
Scenario 4: Commercial Only Development without Retail Component	
GFA Allowance for Office	1,398,276 sf
FAR = floor area ratio; GFA = gross floor area; sf = square feet;	

Table 4 summarizes the maximum development potential under the proposed RM-3-9 zoning. Under this designation, up to 10 percent of the total gross floor area may be developed with commercial uses. This commercial component may consist of office, retail, or a combination of both, consistent with SDMC Section 131.0423.

Table 4 Proposed Zoning Maximum Development Potential Scenarios	
Scenario 1: Mixed-Use Project with Office and Retail	
Residential	1,165 units
Retail (75 percent)	141,575 sf
Office (25 percent)	47,192 sf
Scenario 2: Mixed-Use Project with Office and Retail	
Residential	1,165 units
Retail (50 percent)	94,384 sf
Office (50 percent)	94,384 sf
Scenario 3: Mixed-Use Project with Office Only	
Residential	1,165 units
Retail (0 percent)	0 sf
Office (100 percent)	188,767 sf
Scenario 4: Mixed-Use Project with Retail Only	
Residential	1,165 units
Retail (100 percent)	188,767 sf
Office (0 percent)	0 sf
sf = square feet	

2.0 Regulatory Setting

2.1 City of San Diego General Plan

The City General Plan sets forth a comprehensive, long-term plan for development within the City (City of San Diego 2024a). The General Plan implements a City of Villages strategy as part of its Strategic Framework, which aims to redirect development away from undeveloped lands and toward already urbanized areas and/or areas with conditions allowing the integration of housing, employment, civic, and transit uses. This development strategy mirrors regional planning and smart growth principles intended to preserve remaining open space and natural habitat and focus development within areas with available public infrastructure.

The Conservation Element contains policies to guide the conservation of resources that are fundamental components of San Diego's environment, that help define the City's identity, and that are relied upon for continued economic prosperity. The purpose of this element is to help the City become an international model of sustainable development and conservation and to provide for the long-term conservation and sustainable management of the rich natural resources that help define the City's identity, contribute to its economy, and improve its quality of life. Goals and policies within the Conservation Element support GHG emission reductions and climate change adaptation.

2.2 City of San Diego Climate Action Plan

In December 2015, the City adopted a CAP (City of San Diego 2015) which aimed to reduce emissions 15 percent below the baseline to approximately 11.1 million metric tons of carbon dioxide equivalent (MMT CO_2e) by 2020, 40 percent below the baseline to approximately 7.8 MMT CO_2e by 2030, and 50 percent below the baseline of 2010 to approximately 6.5 MMT CO_2e by 2035. In 2022, the City adopted a CAP Update which sets a goal of achieving net

zero GHG emissions by 2035 with updated strategies, measures, and actions (City of San Diego 2022a). The CAP Update centers climate equity through robust community engagement and pushes for bold action to mitigate the effects of climate change beyond the previously adopted 2015 CAP. Concurrent with the CAP Update, the City adopted new GHG emissions regulations which replace the CAP Consistency Checklist. The 2022 CAP update expands the goals of the 2015 CAP and identifies six strategies for achieving the goal of net zero emissions:

1. Strategy 1: Decarbonization of the Built Environment
2. Strategy 2: Access to Clean & Renewable Energy
3. Strategy 3: Mobility & Land Use
4. Strategy 4: Circular Economy & Clean Communities
5. Strategy 5: Resilient Infrastructure and Healthy Ecosystems
6. Strategy 6: Emerging Climate Actions

Implementation of these six strategies support the City's goal of net zero emissions by 2035. The first strategy, Decarbonization of the Built Environment, addresses natural gas consumption in all buildings, both new development and, in the timespan of the CAP, existing buildings. The second strategy, Access to Clean & Renewable Energy, maintains the 100 percent renewable energy measure and includes actions that support electric vehicle use citywide. The third strategy, Mobility & Land Use, focuses on emissions from transportation and establishes actions that support mode shift through mobility and land use actions and policies. The fourth strategy, Circular Economy & Clean Communities, expands on current zero waste goals, maintains gas capture measures, and supports efforts to increase composting and prevent food waste in response to California State Senate Bill 1383. The fifth strategy, Resilient Infrastructure and Healthy Ecosystems, will help the City thrive in the face of the impacts of climate change through a greater focus on the greening of the City, starting with Communities of Concern.

The newest strategy, Strategy 6: Emerging Climate Actions, addresses those GHG emissions that will remain after all current identified measures have been achieved, which account for roughly 20 percent of total GHG emissions by 2035. This new strategy focuses on identification of additional actions to reduce GHG emissions via technological innovation, expanding partnerships, and supporting research that reduces GHG emissions in all sectors.

2.3 CAP Consistency Regulations

As part of the implementation measures for the CAP, the City adopted amendments to the SDMC to add CAP Consistency Regulations as Chapter 14, Article 3, Division 14 (City of San Diego 2024b). The CAP Consistency Regulations apply to specified ministerial and discretionary projects to ensure projects comply with the goals and objectives of the updated CAP. The CAP Consistency Regulations apply to the following projects:

- development that results in three or more total dwelling units on all premises in the development;
- non-residential development that adds more than 1,000 square feet and results in 5,000 square feet or more of total gross floor area, excluding unoccupied spaces such as mechanical equipment and storage areas; and
- parking facilities as a primary use.

To implement the various strategies of the CAP Update, CAP Consistency Regulations require the following:

- Section 143.1410, Mobility and Land Use Regulations, requires pedestrian enhancements that reduce heat island effects, including:

- Providing shading of at least 50 percent of the Throughway Zone through either trees and/or a combination of trees and structures for premises that contains a street yard or abuts a public right of way with a Furnishings Zone.

- If the required trees cannot be provided on-site because the premises does not contain a street yard and does not abut a public right of way within a Furnishings Zone, the applicant shall either plant the required number of trees at an off-site location and enter into an agreement with the owner of the off-site location to provide indefinite maintenance of the trees, or pay the Urban Tree Canopy Fee.

- Where development contains 250 linear feet or more of street frontage, at least one publicly accessible pedestrian amenity shall be provided for every 250 linear feet of street frontage (e.g., trash and recycling receptacles, seating, lighting, public artwork, wayfinding signs, transit stop enhancement).

- At least 50 percent of all residential and non-residential bicycle parking spaces required in accordance with Chapter 14, Article 2, Division 5, shall be supplied with individual outlets for electric charging at each bicycle parking space.

- Section 143.1415, Resilient Infrastructure and Healthy Ecosystems Regulations, requires two trees to be provided on the premises for every 5,000 square feet of lot area, with a minimum of one tree per premises. If the required trees cannot be provided on-site, they can either be provided off-site or the Urban Tree Canopy Fee can be paid as detailed above.

If a project is unable to comply with one or more of the CAP Consistency Regulations, a Site Development Permit (Process 3) with deviation findings is required specifying how the project will reduce GHG emissions in a manner comparable to the regulation(s) the project is deviating from.

2.4 California Environmental Quality Act Significance Thresholds

The City's CEQA significance thresholds identify a method to determine significance depending on whether the action requires plan- or policy-level or project-level environmental analysis, as follows:

1. For plan- and policy-level environmental documents, as well as environmental documents for public infrastructure projects, the Planning Department has prepared a Memorandum, CAP Consistency for Plan- and Policy-Level Documents and Public Infrastructure Projects, to provide guidance on significance determination as it relates to consistency with the strategies in the CAP.

2. For project-level environmental documents, significance is determined through (a) land use consistency and (b) project compliance with the regulations set forth in SDMC Chapter 14, Article 3, Division 14.

CAP consistency is determined in two steps. Step 1 involves evaluating whether the project is consistent with the growth projections used in the development of the CAP. A project is consistent with the growth projections used in the CAP if the project can answer yes to any of the three questions below:

- Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? or;

- If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a TPA? or;

- If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?

Step 2 of determining CAP consistency is determining if the project is consistent with the regulations set forth in SDMC Chapter 14, Article 3, Division 14. Projects that are consistent with the CAP as determined through compliance with the CAP Consistency Regulations may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that do not comply with the CAP Consistency Regulations must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in the CAP Consistency Regulations to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

4.0 Significance Thresholds

Based on the CEQA Guidelines Appendix G, impacts related to GHG emissions would be significant if the project would:

1. generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or

2. conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs.

The City has adopted a CAP which is a qualified GHG emissions reduction plan prepared in accordance with state CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of a CAP. As discussed in Section 2.4, the City's CEQA significance thresholds identify a method to determine significance of GHG impacts. The project includes a CPA and a Rezone, and no specific development is proposed at this time. Therefore, this analysis follows the guidance provided in the Memorandum *Climate Action Plan Consistency for Plan- and Policy-Level Environmental Documents and Public Infrastructure Projects* (City of San Diego 2022b). The Memorandum states:

> The environmental analysis for Plan- and Policy-Level Environmental Documents should address the ways in which the plan or policy is consistent with the goals and policies of the General Plan and CAP. Of primary importance are addressing Policies LU-A.7, ME-B.9, CE-J.2, and CE-J.3 from the General Plan, and Strategy 3 from the CAP, although all six strategies from the CAP should be discussed.
>
> Plan- and Policy-Level Environmental Documents should also discuss the CAP Consistency Regulations, explaining that most new development (discretionary and ministerial) pursuant to plans and policies would be required to comply with the CAP Consistency Regulations, and would thus help achieve the GHG emissions reduction targets as specified in the CAP.

> Plan- and Policy-Level Environmental Documents should also note that construction emissions were included in the CAP GHG emissions inventory and business-as-usual GHG emissions projections, and were, thus, accounted for in the CAP. Furthermore, California regulations limit construction equipment and vehicle idling, construction best management practices promote energy efficiency, and, generally, construction is short-term in nature. Construction emissions from the implementation of a plan or policy are not a large source of GHG emissions, but regardless, were accounted for in the CAP, as updated.
>
> Plans and policies that are not consistent with the CAP must prepare a comprehensive analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in the CAP Consistency Regulations to the extent feasible. Cumulative GHG impacts would be significant for any plan or policy that is not consistent with the CAP.

Since preparation of this guidance, the City has updated its General Plan, and policies have been revised and renumbered. Policies LU-A.7 and ME-B.9 have been renumbered to LU-A.9 and ME-D.17, respectively, and have been expanded. Polices CE-J.2 and CE-J.3 remain the same. This report analyzes consistency with the updated General Plan policies. For informational purposes, GHG emission calculations are provided in Attachment 1.

5.0 Greenhouse Gas Impact Analysis

5.1 Issue 1: Greenhouse Gas Emissions

The CPU PEIR calculated GHG emissions associated with buildout of the CPU land use plan as well as the previously adopted land use plan. The CPU PEIR determined that potential impacts related to GHG emissions from implementation of the CPU would be less than significant, as the increase in aggregated GHG emissions from the CPU would be attributable to increased residential densities and employment intensity that were accounted for and identified in TPAs outlined in the CAP and City of Villages strategy. Although overall emissions would increase as a result of the CPU land use plan, on a per capita basis, a decrease of GHG emissions would occur. Further, an overall reduction in citywide GHG emissions per capita would result, consistent with the City's CAP targets for citywide GHG emissions reductions Thus, the project is consistent with the CAP and would result in a less than significant impact related to GHG emissions. No mitigation is required.

5.1.1 CAP Consistency Step 1: Growth Projections

As discussed in Section 2.4, the first step of a CAP consistency evaluation involves evaluating whether the project is consistent with the growth projections used in the development of the CAP. The project site is located within a TPA (see Figure 3). The project includes a CPA and Rezone that would result in an increased density within a TPA. Locating development within a TPA would help the City achieve its vehicle miles traveled and mode share goals. Therefore, the project would be consistent with the growth projections used in the development of the CAP.

5.1.2 CAP Consistency Step 2: CAP Strategies

Step 2 of determining CAP consistency is determining if the project is consistent with the CAP Strategies and the regulations set forth in SDMC Chapter 14, Article 3, Division 14. As discussed in Section 4.0, for plan- and policy-level environmental documents, this is addressed through project consistency with General Plan Policies LU-A.9, ME-D.17, CE-J.2, and CE-J.3, as well as the six CAP strategies discussed in Section 2.2. Table 5 provides an analysis of project consistency with these General Plan policies, CAP strategies, and CAP Consistency Regulations.

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
GENERAL PLAN POLICIES	
LU-A.9 Determine the appropriate mix and densities/intensities of village land uses at the community plan level, or at the project level when adequate direction is not provided in the community plan. a. Consider the role of the village in the city and region; surrounding neighborhood uses; uses that are lacking in the community; uses and policies that can enhance the community; and balanced community goals. b. Achieve transit-supportive density and design. Due to the distinctive nature of each of the community planning areas, population density and building intensity will differ by each community, in alignment with the Village Climate Goal Propensity Map (Figure LU-1). c. Evaluate the quality of existing and planned transit service. d. Evaluate the quality of existing public facilities and the potential to expand these facilities to support future growth. e. Engage public agencies for facility planning efforts (refer to Public Facilities, Services and Safety Element).	The project is not a new community plan. It is located within the boundaries of the CPU, which provides adequate direction for land use mix at the community plan level. As such, the project is evaluated for consistency with the 2018 Community Plan as it relates to this policy. In accordance with the CPU vision and Policy LU-A.9 related to land use mix, the proposed CPA and Rezone would result in a variety of residential, retail, commercial, and mixed-use development within a TPA that furthers the City of Villages strategy. The project would increase residential density on the site compared the CPU. The project would provide residential or mixed-use development in close proximity to existing residential and commercial/retail uses and existing transit within a TPA. Figure LU-1 of the General Plan is intended to provide guidance regarding the general siting of village locations across the city in a manner that can best achieve the City's climate goals in the CAP. The project site is located in an area that is of relatively high value in terms of village climate goal propensity. Focusing growth into these areas results in a higher likelihood of supporting walking/rolling, biking, and transit use. The project site is located within a TPA and is less than one mile from the Old Town Transit Center that offers bus, trolley, and train transportation services. A bus stop for Route 10 is located at the corner of Pacific Highway and Enterprise Street, approximately 0.2 miles from the project site, and a bus stop for Route 28 is located at the Loma Square shopping center near the intersection of Midway Drive and Rosecrans Street, approximately 0.4 miles from the project site. Both of these routes connect a short distance to the Old Town Transit Center. Additionally, arterial Bus Rapid Transit service to the area is identified along Sprots Arena Boulevard and Rosecrans Street as part of the near-term (by 2035) transportation network in the 2025 Regional Plan Transportation Network (San Diego Association of Governments [SANDAG] 2025).

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
	Public services and facilities are addressed in Section 5.11 of the CPU EIR. It was concluded that the CPU would not result in significant impacts related to parks and recreation, police protection, fire/life safety protection, libraries, or schools. The project would not result in an increase in demand on any existing public facilities. Therefore, the project would be consistent with General Plan Policy LU-A.9.
ME-D.17 Make transit planning an integral component of long-range planning documents and the development review process. a. Continue to coordinate with SANDAG and transit operators to identify corridors and intersections for dedicated transit lanes and transit signal priority treatments and identify recommended transit routes and stops/stations as a part of the preparation of community plans and community plan amendments, and through the development review process. b. Plan for transit-supportive villages, transit corridors, and other higher-intensity uses in areas that are served by existing or planned higher-quality transit services, in accordance with the Land Use and Community Planning Element. c. Proactively seek reservations or dedications of right-of-way along transit routes and stations through the planning and development review process. d. Proactively seek opportunities to repurpose rights-of-way and/or installation of interim or pilot improvement projects that support transit operations and can be quickly implemented. e. Locate new public facilities that generate large numbers of person trips, such as libraries, community service centers, and some recreational facilities in areas with existing or planned transit access. f. Design for walkability in accordance with the Urban Design Element, as pedestrian-	As previously described under Policy LU-A.9, the project site is located within a TPA and is less than one mile from the Old Town Transit Center that offers bus, trolley, and train transportation services. A bus stop for Route 10 is located at the corner of Pacific Highway and Enterprise Street, approximately 0.2 miles from the project site, and a bus stop for Route 28 is located at the Loma Square shopping center near the intersection of Midway Drive and Rosecrans Street, approximately 0.4 miles from the project site. Both of these routes connect a short distance to the Old Town Transit Center. Additionally, arterial Bus Rapid Transit service to the area is identified along Sprots Arena Boulevard and Rosecrans Street as part of the near-term (by 2035) transportation network in the 2025 Regional Plan Transportation Network (SANDAG 2025). The project would therefore be consistent with Policy ME-D.17(a) through (d). Additionally, consistent with Policy ME-D.17(f), the project would enhance area walkability because future development would be required to implement CAP Consistency Regulations that include enhancements such as street planting, pedestrian amenities, and bicycle charging. The project site does not include a rail corridor, and ME-D.17(g) is not applicable to the project. The project would not interfere with City efforts to improve transit resiliency required by ME-D.17(h). Therefore, the project would be consistent with General Plan Policy ME-D.17.

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
supportive design also helps create a transit-supportive environment. g. Address rail corridor safety in the design of development adjacent to or near railroad rights-of-way. h. Improve transit resiliency and the ability of transit infrastructure to withstand the effects of climate change, while maintaining services.	
CE-J.2 Include community street tree master plans in community plans. a. Prioritize community streets for street tree programs. b. Identify the types of trees proposed for those priority streets by species (with acceptable alternatives) or by design form. c. Integrate known protected trees and inventory other trees that may be eligible to be designated as a protected tree.	Future development under the existing or proposed conditions would be required to follow the design guidelines and policies presented in the Urban Design Element of the CPU. This includes policies related to urban greening, storm water quality, landscaping, and street trees (UD-3.1 through UD-3.15). Additionally, future development would be required to implement street tree planting consistent with the CAP Consistency Regulations. See the CAP Consistency Regulations discussion at the end of this table. Therefore, the project would be consistent with General Plan Policy CE-J.2.
CE-J.3 Develop community plan street tree master plans during community plan updates in an effort to create a comprehensive citywide urban forest master plan	The project is not a community plan; therefore, this policy does not specifically apply to the project. However, the project site is located within the CPU area and is consistent with the CPU policies regarding street trees. Additionally, future development would be required to implement street tree planting consistent with the CAP Consistency Regulations. See the CAP Consistency Regulations discussion at the end of this table. Thus, the project supports the CPU and General Plan in furthering the Citywide vision for a comprehensive Urban Forest Master Plan. Therefore, the project would be consistent with General Plan Policy CE-J.3.
CAP STRATEGIES	
Strategy 1: Decarbonization of the Built Environment. For Strategy 1, the project should: • Demonstrate that it would not conflict with the achievement of the decarbonization of the built environment. • Discuss any projects/project features that would reduce or eliminate the use of fossil fuels.	The project would be served by San Diego Gas & Electric (SDG&E), which is increasing renewable energy resources consistent with the requirements of the Renewables Portfolio Standard (RPS). The RPS promotes diversification of the state's electricity supply and decreased reliance on fossil fuel energy sources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass,

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
	anaerobic digestion, and landfill gas. The most recent goals established by Senate Bill 1020 include achieving 90 percent renewables by the end of 2035, 95 percent by the end of 2040, and 100 percent by the end of 2045. Senate Bill 1020 also broadened the applicability of electricity sources eligible under RPS to include "zero-carbon resources," which allows for large hydroelectric sources to be considered towards RPS procurement targets. San Diego Community Power is a Community Choice Aggregate program that also serves the project site. San Diego Community Power partners with SDG&E to deliver purchased electricity from renewable energy sources. Future development would also be required to implement all mandatory energy efficiency and green building measures under Title 24 and the California Green Building Standards Code (CalGreen). The current 2025 versions of these codes went into effect on January 1, 2026. New construction and major renovations must demonstrate their compliance with the current Energy Code through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission. The compliance reports must demonstrate a building's energy performance through use of California Energy Commission approved energy performance software that shows iterative increases in energy efficiency given the selection of various heating, ventilation, and air conditioning; sealing; glazing; insulation; and other components related to the building envelope. Future development would be required to increase energy efficiency in accordance with 2025 Title 24, at a minimum. Additionally, future development would be required to install electric vehicle parking infrastructure, provide bicycle parking facilities, install solar photovoltaic systems, and be heat pump water heater ready in accordance with the requirements of 2025 CalGreen, at a minimum. Future development would also be required to install bicycle charging infrastructure in accordance with the CAP Consistency Regulations.

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
	Therefore, the project would be consistent with the decarbonization goals of CAP Strategy 1.
Strategy 2: Access to Clean & Renewable Energy. For Strategy 2, the project should explain how the project would not conflict with the achievement of a goal of 100% renewable energy.	As discussed under CAP Strategy 1, the project would be served by SDG&E and San Diego Community Power that provide electricity from renewable energy sources. As such, the project would be consistent with the clean and renewable energy goals of CAP Strategy 2.

Strategy 3: Mobility & Land Use.
 	
For Strategy 3, the project should:
• Explain how the project would not conflict with the achievement of the Strategy 3 goals, and explain any project features that would further the goals of Strategy 3, such as providing or facilitating the delivery of:
  ○ Bicycle improvements, including, but not limited to
  ▪ Green bike lane
  ▪ Sharrow
  ▪ Buffered bike lane
  ○ Pedestrian ramps or other pedestrian crossing improvements
  ○ Transit improvements
• Note where any public infrastructure project would support new development that achieves the City's climate goals, specifically to provide housing and development located within Transit Priority Areas.
	As described in detail above regarding General Plan Policy LU-A.9 consistency, the project would further the goals of CAP Strategy 3 by furthering the City of Villages strategy. The project would provide residential or mixed-use development in close proximity to existing residential and commercial/retail uses and existing transit within a TPA. The project site is located in an area that is of relatively high value in terms of village climate goal propensity. Focusing growth into these areas results in a higher likelihood of supporting walking/rolling, biking, and transit use. The project site is less than one mile from the Old Town Transit Center that offers bus, trolley, and train transportation services.
	
	Therefore, the project would be consistent with the mobility and land use goals of CAP Strategy 3.

Strategy 4: Circular Economy & Clean Communities. For Strategy 4, the Project should: • Briefly describe how it would comply with the City's Construction and Demolition Debris Diversion Ordinance. • Note where project operations would generally not increase solid waste production.	Construction of future development associated with the project would comply with the City's Construction and Demolition Debris Diversion Ordinance, as applicable. This would be implemented through future grading and building permit processes. The Construction and Demolition Debris Diversion Ordinance requires that the majority of construction, demolition, and remodeling projects requiring building, combination, and demolition permits divert construction and demolition debris from landfill disposal. Additionally, CalGreen requires that at least 65 percent of construction site debris generated during demolition projects, most new construction, as well as the majority of building additions or alterations be recycled, reused, or otherwise diverted from landfill disposal.

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
	During operation, future development would be required to comply with the City's Recycling Ordinance, which is a mandatory policy requiring the public to separate recyclable and organic waste materials at San Diego residences, businesses, mixed use facilities, and permitted special events. The purpose of the Recycling Ordinance is to increase the diversion of recyclable materials from landfill disposal, conserve the capacity and extend the useful life of the Miramar Landfill, reduce GHG emissions, and meet state-mandated recycling requirements. The City Recycling Ordinance ensures the City is also complying with the mandatory state laws. Therefore, the project would be consistent with the solid waste reduction and clean community goals of CAP Strategy 4.
Strategy 5: Resilient Infrastructure and Healthy Ecosystems. For Strategy 5, the project should: • Describe any project features that further the City's climate resiliency goals, such as: o Replacement of any street trees that need to be removed o Addition of street trees to the public right-of-way o The offering of street trees to adjacent property owners • Explain how the project furthers climate resiliency, e.g., storm drain maintenance to prepare for greater prevalence of extreme rain events.	As described in greater detail below regarding consistency with CAP Regulation 143.1410(a), future development would include a comprehensive street tree and landscape plan consistent with the public space and urban canopy goals of the CAP, as well as CPU requirements. Future development would also be subject to drainage and floodplain regulations in the SDMC and be required to adhere to the City's Drainage Design Manual and Storm Water Standards Manual. As such, the project would be consistent with the resilient infrastructure and healthy ecosystem goals of CAP Strategy 5.
Strategy 6: Emerging Climate Action. Strategy 6 is intended to capture additional actions that may achieve the additional GHG reductions necessary after implementation of the first five strategies. It may include future technologies not currently available, opportunities for carbon sequestration, and partnerships with other jurisdictions. For Strategy 6, the Project should explain how it does not conflict with the	Specific implementation actions under Strategy 6 are currently unknown, and evaluation of consistency with potential actions would be speculative. The project does not include any components that would conflict with research or implementation of emerging climate technologies, or strategies developed though new City partnerships. As new technologies become available, they may be incorporated into future building design. The project supports Strategy 6 goals related to carbon sequestration and reducing air quality pollutants of

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
achievement of this strategy, and discuss any emerging climate actions included in project implementation.	concern by providing new tree cover and pedestrian amenities consistent with CAP Consistency Regulations. Therefore, the project would be consistent with the emerging climate action goals of CAP Strategy 6.
CAP CONSISTENCY REGULATIONS	
SDMC Section 143.1410(a): Pedestrian enhancements that reduce heat island effects shall be provided as follows: 1. Development on a premises that contains a street yard or abuts a public right-of-way that contains a Furnishings Zone, at least 50 percent of the Throughway Zone shall be shaded as specified below.[1] (A) If the adjacent public right-of-way contains a Furnishings Zone, the shading shall be provided by street trees. (B) If the adjacent public right-of-way does not contain a Furnishings Zone, the shading may be provided by a combination of trees and shade structures placed in the street yard. (C) The shade coverage of a tree shall be determined by the expected canopy at 10-year maturity. The tree shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City's Street Tree Selection Guide. (D) Trees shall be irrigated and maintained consistent with Section 142.0403. (E) The number of street trees provided shall not be less than what is required by the Landscape Regulations in Chapter 14, Article 2, Division 4. 2. Development on a premises that does not contain a street yard and does not abut a public right-of-way that contains a Furnishings Zone, the applicant shall do one of the following: (A) Plant the number of trees required by Section 143.1410(a)(1) at an off-site location within 1 mile of the Project premises and enter into an agreement with the owner of the off-site location that ensures the indefinite maintenance of the trees; or	These regulations would apply to the project frontage along Midway Drive and Barnett Avenue. As no specific development is proposed at this time, the exact street tree and shade design is unknown. However, these measures would be detailed on future project plans prior to the issuance of building permits.

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
(B) Pay an Urban Tree Canopy Fee to be deposited into the Climate Resiliency Fund, as adopted by City Council Resolution	
143.1410(b): Development on a premises with 250 linear feet or more of street frontage shall provide and privately maintain at least one of the following publicly accessible pedestrian amenities for every 250 linear feet of street frontage to the satisfaction of the Development Services Department: 1. One trash receptacle and one recycling container. 2. Seating comprised of movable seats, fixed individual seats, benches with or without backs, or design feature seating, such as seat walls, ledges, or seating steps; 3. Pedestrian-scale lighting that illuminates the adjacent sidewalk; 4. Public artwork; 5. Community wayfinding signs; or 6. (6) Enhancement of a bus stop or public transit waiting station within 1,000 feet of the premises.	The project site includes more than 250 feet of street frontage along Midway Drive and Barnett Avenue. As no specific development is proposed at this time, the exact pedestrian amenity design is unknown. However, these measures would be detailed on future project plans prior to the issuance of building permits.
143.1410(c): At least 50 percent of all residential and non-residential bicycle parking spaces required in accordance with Chapter 14, Article 2, Division 5 shall be supplied with individual outlets for electric charging at each bicycle parking space.	Future development would provide bicycle charging infrastructure in accordance with this regulation. These measures would be detailed on future project plans prior to the issuance of building permits.
143.1415(a): The following regulations support carbon sequestration as well as enhancement of air quality and the urban tree canopy. (a) Two trees shall be provided on the premises for every 5,000 square feet of lot area, with a minimum of one tree per premises. (1) If planting of a new tree is required to comply with this section, the tree shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City's Street Tree Selection Guide. (2) Where possible, trees should be planted in native soil. Where native soil planting is prohibited by site conditions, required trees may be provided in built-in or permanently affixed planters and pots on structural podiums.	Future development would plant at least two trees for every 5,000 square feet of lot area in accordance with this regulation. If the required trees cannot be provided on-site, they can either be provided off-site or the Urban Tree Canopy Fee can be paid. These measures would be detailed on future project plans prior to the issuance of building permits.

Table 5 General Plan and Climate Action Plan Consistency	
Policy or Strategy	Project Consistency
Planters and pots for trees shall have a minimum inside dimension of 48 inches. (3) For a premises located within a base zone that does not require open space to accommodate the planting of on-site trees in compliance with this Section, the applicant shall do one of the following, except that all trees required by the Landscape Regulations in Chapter 14, Article 2, Division 4 must be provided on-site: (A) Plant the number of trees required by Section 143.1415(a) at an off-site location within one mile of the development and enter into an agreement with the owner of the off-site location that ensures the indefinite maintenance of the trees; or (B) Pay an Urban Tree Canopy Fee to be deposited into the Climate Resiliency Fund consistent with adopted City Council Resolution. (4) Trees shall be irrigated and maintained consistent with Section 142.0403. (5) The number of trees provided shall not be less than what is required by the Landscape Regulations in Chapter 14, Article 2, Division 4	
[1]As defined in SDMC Section 43.1405, a Furnishings Zone is the zone that provides the buffer between the active pedestrian area, the Throughway Zone, and street traffic and accommodates street trees, landscaping, street furniture, utility poles, parking meters, fire hydrants, bicycle racks, and similar improvements. A Throughway Zone is the zone that is intended for pedestrian travel only and should be entirely clear of obstacles.	

In summary, the project would be consistent with the CAP growth projections, General Plan policies, CAP strategies, and CAP Consistency Regulations. Thus, impacts related to GHG emissions would be less than significant, and no mitigation is required. This is consistent with the conclusions of the CPU PEIR.

5.2 Issue 2: Conflicts with Plans or Policies

The CPU PEIR evaluated consistency of the CPU with state, regional, and local plans including the Scoping Plan, SANDAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the City's CAP. The CPU PEIR concluded that the CPU would be generally consistent with the Scoping Plans framework to reduce electricity demand by increasing the efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. The new construction associated with implementation of the CPU would be required to include all mandatory green building measures under the CalGreen Code. Therefore, the CPU is consistent with the Scoping Plan. The CPU is also consistent with the goals of the RTP/SCS to develop compact, walkable, and bicycle-friendly communities close to transit connections and consistent with smart growth principles. The CPU would reinforce transit corridors, bicycle lanes, and establish three pedestrian-oriented, urban, and mixed-use villages that would

reduce reliance on the automobile and promote walking and biking and the use of alternative transportation. Therefore, the CPU is consistent with the RTP/SCS. Lastly, the CPU would be consistent with the CAP, including its five primary strategies for reducing GHG emissions citywide. It is concluded that the CPU would be consistent with each of the CAP strategies by:

- increasing the number of residential units and commercial development within the TPAs within the community to support transit;
- implementing transit-oriented development;
- promoting pedestrian improvements;
- encouraging the use of passive or zero-net energy strategies;
- supporting waste reduction, recovery, and recycling;
- encouraging the planting of native and drought-tolerant landscaping; and
- increasing the tree canopy.

Therefore, the CPU would not conflict with the City's CAP or any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHG impacts, and impacts would be less than significant.

As analyzed in Table 5, the project would be consistent with the CAP growth projections, General Plan policies, CAP strategies, and CAP Consistency Regulations. By providing residential or mixed-use development in close proximity to existing residential and commercial/retail uses and existing transit within a TPA, the project would be consistent with the Scoping Plan, SANDAG's RTP/SCS, and CAP for the same reasons outlined in the CPU PEIR. Future development would be required to implement all mandatory energy efficiency and green building measures under Title 24 and CalGreen. The project site is located within a TPA and is less than one mile from the Old Town Transit Center that offers bus, trolley, and train transportation services. A bus stop for Route 10 is located at the corner of Pacific Highway and Enterprise Street, approximately 0.2 miles from the project site, and a bus stop for Route 28 is located at the Loma Square shopping center near the intersection of Midway Drive and Rosecrans Street, approximately 0.4 miles from the project site. Both of these routes connect a short distance to the Old Town Transit Center. Thus, the project is consistent with the goals of the SANDAG RTP/SCS and smart growth principles. Additionally, as discussed under Issue 1, the project is consistent with the City's CAP. Therefore, the project would not conflict with the City's CAP or any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHG impacts, and impacts would be less than significant. This is consistent with the conclusions of the CPU PEIR.

6.0 Conclusions

The project would be consistent with the CAP growth projections, General Plan policies, CAP strategies, and CAP Consistency Regulations. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the CPU PEIR. The project would not result in any new significant impacts, nor would a substantial increase in the severity of impacts from that described in the CPU PEIR.

If you have any questions about the results of this analysis, please contact me at jfleming@reconenvironmental.com or (619) 308-9333, ext. 177.

Sincerely,



Jessica Fleming
Senior Air Quality Specialist

JLFs:jg

7.0 Certification

The following is a list of preparers, persons, and organizations involved with the noise assessment.

RECON Environmental, Inc.
- Jessica Fleming, Senior GHG Specialist
- Lori Spar, CEQA Director
- Leah Boyer, Project Manager
- Steven Gaughran, Production Specialist
- Benjamin Arp, GIS Specialist

8.0 References Cited

California Air Pollution Control Officers Association
2022 California Emissions Estimator Model (CalEEMod). User's Guide Version 2022.1.

California Air Resources Board (CARB)
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San Diego Association of Governments (SANDAG)
2025 2025 Regional Plan. Adopted December 12, 2025.

San Diego, City of
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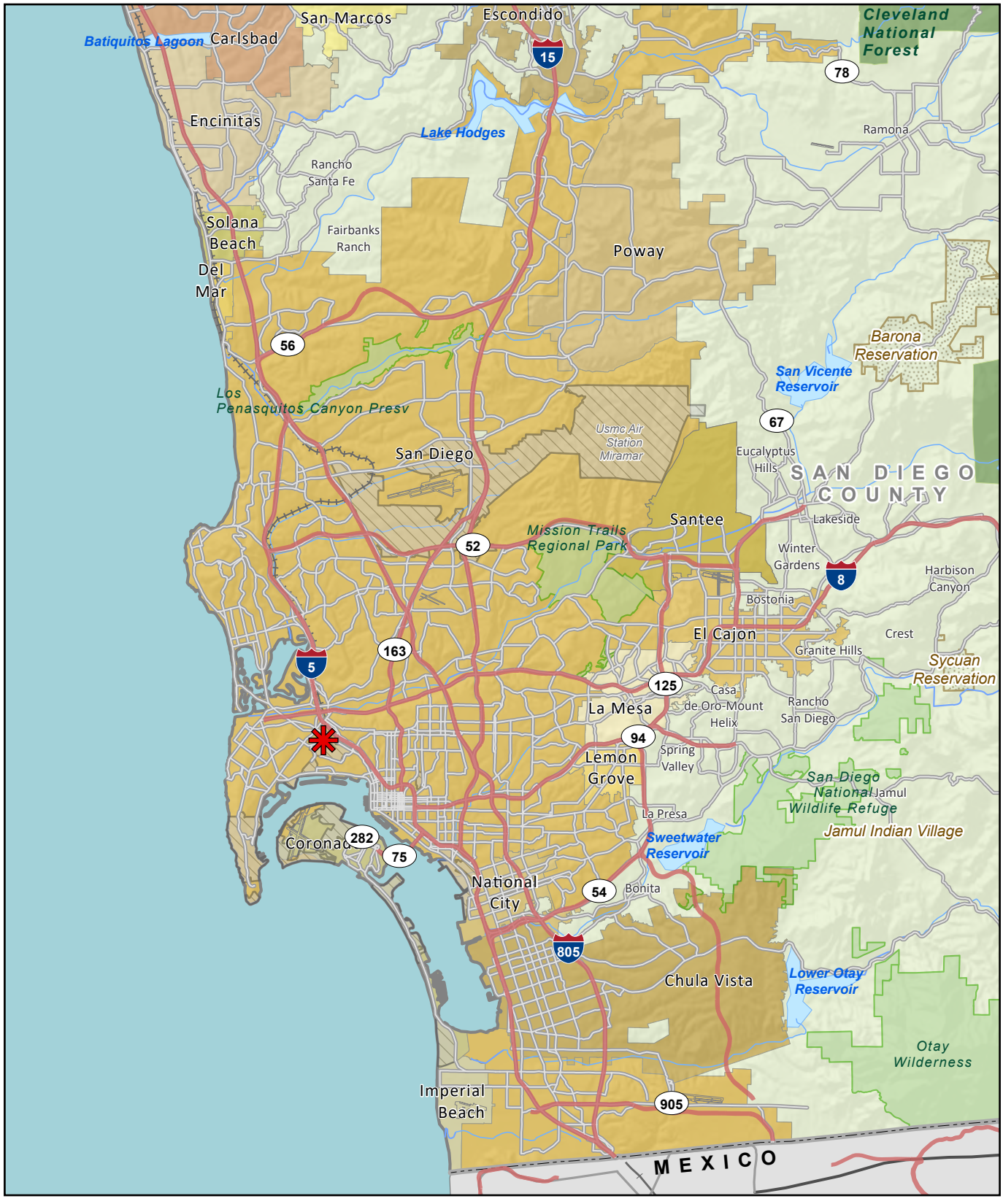
2022a Climate Action Plan: Our Climate Our Future.

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2024a City of San Diego General Plan. July 2024.

2024b San Diego Municipal Code. Chapter 14, Article 3, Division 14. October 2024.

South Coast Air Quality Management District
2009 Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group 14. November 19.



Project Location

RECON

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FIGURE 1
Regional Location

Image Source: Nearmap (flown January 2026)



0 Feet 500

Project Boundary

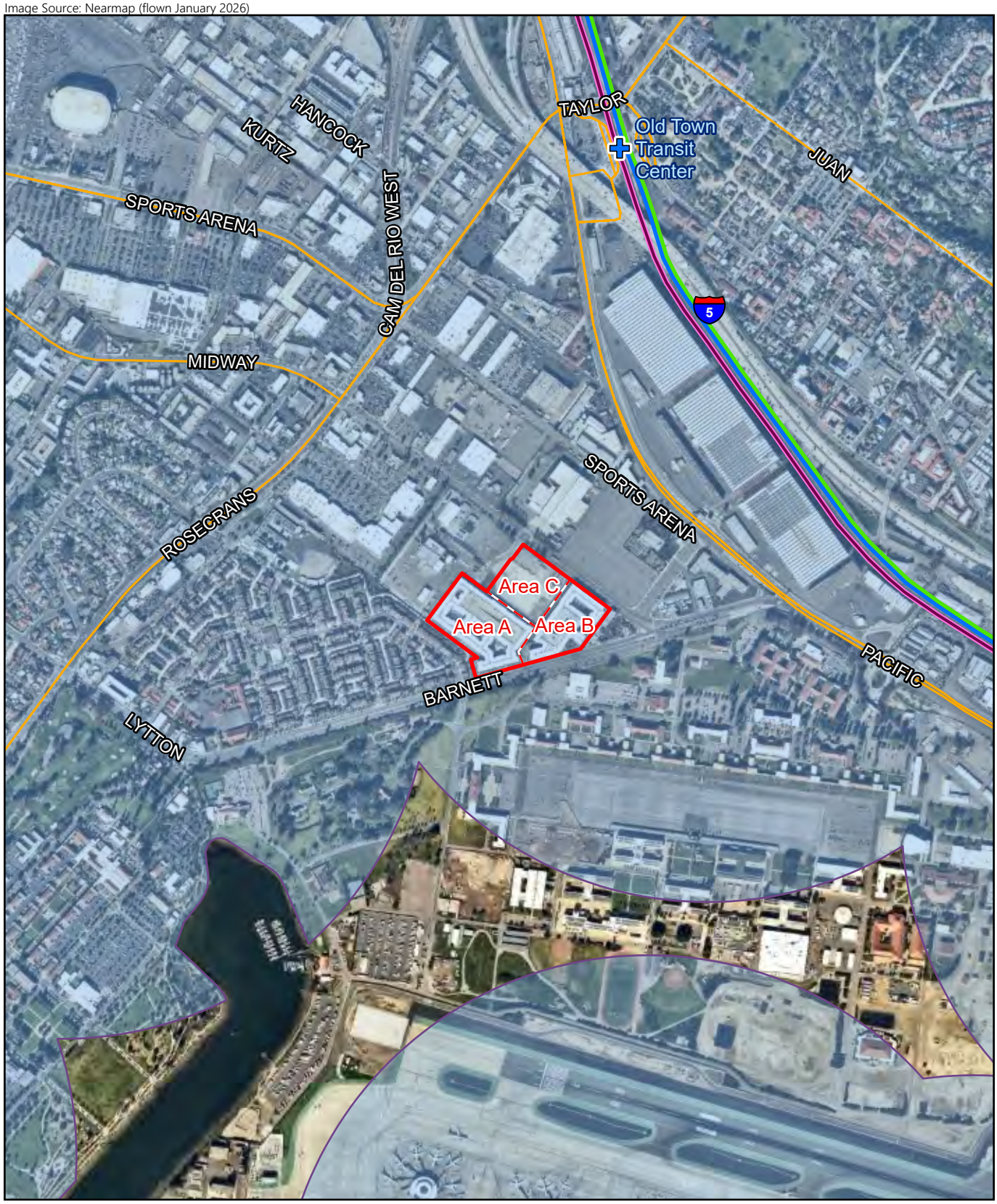
Project Phases

RECON

FIGURE 2
Project Location on Aerial Photograph

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Image Source: Nearmap (flown January 2026)



Project Boundary
Project Phases
Transit Priority Areas
Transit Center
Coaster Rail
Blue Line Tram
Green Line Tram
Bus Route

0 Feet 1,000

RECON

FIGURE 3
Project Location within a Transportation Priority Area (TPA)

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ATTACHMENT 1

GHG Emission Calculations Memorandum

RECON

An Employee-Owned Company

April 2, 2026

Ms. Shannyn Henkel
Fairfield Residential
5355 Mira Sorrento Place, Suite 100
San Diego, CA 92121

Reference: Greenhouse Gas Emission Calculations for the Fairfield Residential Rezone Project (RECON Number 10498)

Dear Ms. Henkel:

For informational purposes, greenhouse gas (GHG) emissions associated with the most impactful land use under the proposed RM-3-9 zoning were calculated and compared to the GHG emissions associated with a project consistent with the existing CO-3-1 zoning. Methodology and calculations are presented below.

1.0 Methodology

Construction and operation air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2022.1.1.37 (California Air Pollution Control Officers Association 2022). The CalEEMod program is a tool used to estimate air emissions resulting from land development projects based on California-specific emission factors. CalEEMod can be used to calculate emissions from mobile (on-road vehicles), energy (electricity and natural gas), area (landscape maintenance equipment), water and wastewater, solid waste sources, stationary sources, and refrigerants.

Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, vehicle fleet mix (percentage of autos, medium truck, etc.), trip destination (i.e., percent of trips from home to work, etc.), duration of construction phases, construction equipment usage, grading areas, season, and ambient temperature, as well as other parameters. The CalEEMod output files presented in Attachments 1 and 2 indicate the specific outputs for each model run. GHG emissions are estimated in terms of total metric tons of carbon dioxide equivalent (MT CO_2E).

1.1 Land Use

For the purposes of this GHG analysis, the worst-case development scenarios would be those that generate the most traffic. Using the land use data provided in Tables 2 through 4 of the Greenhouse Gas Addendum along with trip generation data provided by the project traffic engineer, it was determined that the worst-case development scenario under the existing CO-3-1 zoning would be a mixed-use residential, retail, and office development and the worst-case development scenario under the proposed RM-3-9 zoning would be a mixed-use residential and retail (specifically Food, Beverage, and Groceries). Maximum trip generation rates for these land uses are 6 trips per multi-family dwelling unit, 50 trips per 1,000 square feet of office use, and 150 trips per 1,000 square feet of retail use. These non-residential trip generation rates are based on medical office land uses and supermarket grocery land uses. All other office and retail land uses would generate less traffic than these land uses. The worst-case development scenarios and trip generation are summarized in Table A.

Table A Modeled Maximum Development Scenarios			
Land Use	Amount	Trip Generation Rate	Total Trips
Existing Zoning (CO-3-1)			
Multi-Family Residential	699 units	6 trips per unit	4,194
Office	1,188,535 sf	50 trips per 1,000 sf	59,427
Retail	209,741 sf	150 trips per sf	31,461
Total Trips			95,082
Proposed Zoning (RM-3-9)			
Multi-Family Residential	1,165 units	6 trips per unit	6,990
Retail	188,767 sf	150 trips per sf	28,315
Total Trips			35,305
Difference in Trips			-59,777

1.2 Construction Emissions

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in water use for fugitive dust control.

Every phase of the construction process, including demolition, grading, paving, and building, emits GHGs in volumes directly related to the quantity and type of construction equipment used when building the proposed project. GHG emissions associated with each phase of construction are calculated by multiplying the total fuel consumed by the construction equipment and worker trips by applicable emission factors.

Primary inputs are the numbers of each piece of equipment and the length of each construction stage. CalEEMod estimates the required construction equipment for a project based on surveys performed by the South Coast Air Quality Management District and the Sacramento Metropolitan Air Quality Management District of typical construction projects, which provide a basis for scaling equipment needs and schedule with a project's size. Air emission estimates in CalEEMod are based on the duration of construction phases; construction equipment type, quantity, and usage; grading area; season; and ambient temperature, among other parameters.

The project does not propose any construction activities at this time. However, in order to compare the potential impacts associated with the project, construction emissions were calculated for the most-impactful development scenarios under both the existing and proposed zoning designations (see Table A). Construction emissions were modeled for the soonest construction years of 2027 and 2028.

The construction schedule is based on the default construction phases, which include demolition, site preparation, grading, building construction, paving, and architectural coatings. As a worst-case analysis, it was assumed that all recently constructed on-site buildings would be demolished. For both scenarios, CalEEMod default construction phases and equipment were modeled with the exception of architectural coatings. It was assumed that architectural coatings would occur during the last third of building construction, since buildings constructed during earlier phases would be painted as later phase construction continues.

Table B summarizes the total projected GHG emissions for construction under both the existing and proposed zoning. Based on guidance from the South Coast Air Quality Management District, total construction GHG emissions resulting from a project should be amortized over 30 years and added to operational GHG emissions to account for their contribution to GHG emissions over the lifetime of a project (South Coast Air Quality Management District 2009). The CalEEMod output files for development under the existing zoning are presented in Appendix A. The CalEEMod output files for development under the proposed zoning are presented in Appendix B.

Table B
Construction GHG Emissions

Scenario/Year	Construction GHG Emissions MT CO_2E
Existing Zoning (CO-3-1)	
2027	1,960
2028	926
Total	**2,886**
Amortized Over 30 Years	*96*
Proposed Zoning (RM-3-9)	
2027	1,583
2028	733
Total	**2,316**
Amortized Over 30 Years	*77*
SOURCE: CalEEMod Output, Attachments 1 and 2.	

1.3 Operational Emissions

Operation of future development would result in GHG emissions from mobile sources, energy sources (electricity and natural gas), area sources (landscaping equipment), water and wastewater sources, solid waste sources, and refrigerants. As with the Midway-Pacific Highway Community Plan Update (CPU) Revised Final Program Environmental Impact Report (PEIR), emissions were calculated for buildout year 2035. Emissions were calculated for the most-impactful development scenarios discussed in Section 1.1.

1.3.1 Mobile Sources

Mobile source operational emissions are based on the trip rate, trip length, and vehicle mix. Trip generation is summarized in Table A. Based on the CPU PEIR, a trip length of 2.7 miles was modeled (City of San Diego 2018). CalEEMod default vehicle emission factors based on the California Air Resource Board's (CARB) EMissions FACtor model were used.

1.3.2 Energy Use Emissions

GHGs are emitted through activities in buildings utilizing electricity and natural gas as energy sources. GHGs are also emitted during the generation of electricity from fossil fuels off-site in power plants. These emissions are considered indirect but are calculated in association with a building's overall operation. Electric power generation accounts for the second-largest sector contributing to both inventoried and projected statewide GHG emissions. Electricity use does not result in emissions of criteria pollutants. Combustion of fossil fuel (natural gas) emits criteria pollutants and GHGs directly into the atmosphere. When this occurs in a building, it is considered a direct emissions source

associated with the building. CalEEMod estimates emissions from the direct combustion of natural gas for space and water heating.

CalEEMod estimates GHG emissions from energy use by multiplying average rates of residential and nonresidential energy consumption by the quantities of residential units and nonresidential square footage entered in the land use module to obtain total projected energy use. This value is then multiplied by electricity and natural gas GHG emission factors applicable to the project location and utility provider.

Within Title 24 of the California Code of Regulations (Building Standards Code) is Part 6, the Building Energy Efficiency Standards (Energy Code). The 2025 Title 24 code cycle was adopted July 1, 2025, and became effective January 1, 2026. The Energy Code contains energy conservation standards applicable to particular end-use categories for all new or altered residential and nonresidential buildings throughout California. Energy consumption values are based on the California Energy Commission's 2018–2030 Uncalibrated Commercial Sector Forecast and the 2019 Residential Appliance Saturation Survey. GHG emissions were calculated using the default CalEEMod Version 2022.1 emission factors which are based on previous versions of the Energy Code and are therefore conservative.

1.3.3 Area Source Emissions

Area sources include GHG emissions that would occur from the use of landscaping equipment. The use of landscape equipment emits criteria pollutant and GHGs associated with the equipment's fuel combustion. Default statewide emission rates from landscaping equipment were developed using the CARB Small Off-Road Engines Model v1.1 (CARB 2020). Area sources also include consumer products and architectural coatings. However, only criteria pollutant emissions are associated with these sources, and not GHG emissions. Area source emissions were calculated using default CalEEMod emission factors.

1.3.4 Water and Wastewater Emissions

The amount of water used and wastewater generated by a project has indirect GHG emissions associated with it. These emissions are a result of the energy used to supply, distribute, and treat the water and wastewater. In addition to the indirect GHG emissions associated with energy use, wastewater treatment can directly emit both methane and nitrous oxide.

CalEEMod Version 2022.1 calculates outdoor water use based the Department of Water Resources Model Water Efficient Landscape Ordinance, and calculates nonresidential indoor water used based on the Pacific Institute's *Waste Not, Want Not: The Potential for Urban Water Conservation in California* 2003 (as cited in California Air Pollution Control Officers Association 2022). Wastewater treatment is based on the region-specific distribution of wastewater treatment methods.

1.3.5 Solid Waste Emissions

The disposal of solid waste produces GHG emissions from anaerobic decomposition in landfills, incineration, and transportation of waste. To calculate the GHG emissions generated by disposing of solid waste for the project, the total volume of solid waste was calculated using waste disposal rates identified by California Department of Resources Recycling and Recovery. The methods for quantifying GHG emissions from solid waste are based on the Intergovernmental Panel on Climate Change method using the degradable organic content of waste. GHG emissions associated with the project's waste disposal were calculated using these CalEEMod default parameters.

1.3.6 Refrigerants

Small amounts of GHG emissions are generated by refrigerants used in air conditioning and refrigeration equipment. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime and then derives average annual emissions from the lifetime estimate. Emissions due to refrigerants were calculated using CalEEMod default values, which are based on industry data from the U.S. Environmental Protection Agency. GHG emissions associated with refrigerants were calculated using CalEEMod defaults.

1.4 Total GHG Emissions

Based on the methodology summarized in Sections 1.1 through 1.3 above, the primary sources of direct and indirect GHG emissions have been calculated for the most-impactful development scenarios under both the existing and proposed zoning. The CalEEMod output files for development under the existing zoning are presented in Appendix A. The CalEEMod output files for development under the proposed zoning are presented in Appendix A.

Table C provides a summary of the operational emissions generated by the most-impactful development scenarios under both the existing and proposed zoning.

Table C
Total GHG Emissions

Source	GHG Emissions (MT CO_2E per Year)		
	Existing CO-3-1 Zoning	Proposed RM-3-9 Zoning	Difference (Proposed Zoning – Existing Zoning)
Mobile	31,109	11,551	-19,558
Energy	4,201	919	-3,281
Area	29	17	-12
Water/Wastewater	475	104	-371
Solid Waste	575	331	-244
Refrigerants	2	2	<1
Total Operational Emissions	**36,391**	**12,924**	**-23,467**
Construction (Amortized over 30 years)	96	77	-19
Total (Operation + Construction)	**36,487**	**13,001**	**-23,486**

SOURCE: CalEEMod Output, Attachments 1 and 2.

Sincerely,

Jessica Fleming

Jessica Fleming
Senior Air Quality Specialist

JLF:sjg

References Cited

California Air Pollution Control Officers Association
2022 California Emissions Estimator Model (CalEEMod). User's Guide Version 2022.1.

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APPENDIX A

CalEEMod Output
Existing CO-3-1 Zoning Detailed Report

Post Point - Existing CO-3-1 Zoning Detailed Report

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5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

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

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

8.1. Justifications

8.3. Land Use

8.4. Construction

8.4.1. Construction Phases

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

8.5.2. Area Sources

8.5.2.1. Hearths

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Post Point - Existing CO-3-1 Zoning
Construction Start Date	1/1/2027
Operational Year	2035
Lead Agency	City of San Diego
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.70000
Precipitation (days)	20.0000
Location	32.74544455306918, -117.20140878908921
County	San Diego
City	San Diego
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6410
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.37

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
Apartments Mid Rise	699.000	Dwelling Unit	5.85000	699,138	0.00000	—	1,950.00	—

General Office Building	1,188.54	1000sqft	8.68000	1,188,535	0.00000	—	—	—
Strip Mall	209.741	1000sqft	1.53000	209,741	0.00000	—	—	—

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	126.783	125.899	21.2710	62.4504	0.07625	0.43881	11.5937	12.0115	0.41189	2.79900	3.19159	—	19,893.4	19,893.4	0.77302	1.42194	45.1578	20,376.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	126.731	125.835	40.7110	57.0572	0.13901	1.17173	24.3843	25.4845	1.07799	4.22475	5.15984	—	19,357.7	19,357.7	0.95218	2.53290	1.16938	20,137.1
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	31.4607	31.2018	16.9539	32.8604	0.05450	0.41685	7.22136	7.63820	0.38373	1.76089	2.14461	—	11,550.3	11,550.3	0.51657	0.88362	11.2272	11,837.7
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.74158	5.69433	3.09408	5.99703	0.00995	0.07607	1.31790	1.39397	0.07003	0.32136	0.39139	—	1,912.28	1,912.28	0.08552	0.14629	1.85879	1,959.87
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	5.43808	4.63855	20.9546	56.2566	0.07452	0.43881	9.98556	10.4244	0.41189	2.42206	2.83395	—	18,391.1	18,391.1	0.77302	1.35810	44.4654	18,859.6
2028	126.783	125.899	21.2710	62.4504	0.07625	0.41783	11.5937	12.0115	0.39259	2.79900	3.19159	—	19,893.4	19,893.4	0.55021	1.42194	45.1578	20,376.0
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	5.35510	4.53461	40.7110	51.5851	0.13901	1.17173	24.3843	25.4845	1.07799	4.22475	5.15984	—	19,357.7	19,357.7	0.95218	2.53290	1.15157	20,137.1
2028	126.731	125.835	22.0111	57.0572	0.07625	0.41783	11.5937	12.0115	0.39259	2.79900	3.19159	—	19,330.2	19,330.2	0.57536	1.42194	1.16938	19,769.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.51308	2.93550	16.9539	32.8604	0.05450	0.41685	7.22136	7.63820	0.38373	1.76089	2.14461	—	11,550.3	11,550.3	0.51657	0.88362	11.2272	11,837.7
2028	31.4607	31.2018	6.45301	16.4137	0.02204	0.13042	3.15789	3.28831	0.12227	0.76238	0.88465	—	5,464.05	5,464.05	0.16322	0.39674	5.39225	5,591.75
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.64114	0.53573	3.09408	5.99703	0.00995	0.07607	1.31790	1.39397	0.07003	0.32136	0.39139	—	1,912.28	1,912.28	0.08552	0.14629	1.85879	1,959.87
2028	5.74158	5.69433	1.17767	2.99550	0.00402	0.02380	0.57632	0.60012	0.02232	0.13913	0.16145	—	904.635	904.635	0.02702	0.06568	0.89275	925.778

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	298.686	286.851	97.8246	1,012.31	1.95234	2.16749	181.193	183.360	2.06034	45.9442	48.0045	1,474.56	217,482	218,957	165.098	11.5691	212.690	226,745
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	282.759	271.417	105.837	939.896	1.86787	2.04284	181.193	183.236	1.96634	45.9442	47.9105	1,474.56	209,124	210,599	166.455	12.2463	14.4804	218,424
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	285.911	274.219	104.184	969.760	1.88219	2.10421	178.863	180.967	2.01260	45.3618	47.3744	1,474.56	210,481	211,956	166.070	12.0814	97.0677	219,805
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	52.1788	50.0449	19.0135	176.981	0.34350	0.38402	32.6425	33.0265	0.36730	8.27853	8.64583	244.130	34,847.5	35,091.7	27.4947	2.00022	16.0707	36,391.2
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	54.0000	—	—	—	—	—	—	—
Unmit.	—	Yes	No	Yes	No	—	—	Yes	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	54.0000	—	—	—	—	—	—	—
Unmit.	—	Yes	No	Yes	No	—	—	Yes	—	—	No	—	—	—	—	—	—	—

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	235.076	224.918	85.2307	902.315	1.87621	1.14523	181.193	182.338	1.06877	45.9442	47.0130	—	191,129	191,129	12.8925	10.0851	203.486	194,661
Area	62.3123	61.2848	0.87778	100.669	0.00535	0.12577	—	0.12577	0.09508	—	0.09508	0.00000	356.106	356.106	0.01492	0.00303	—	357.381
Energy	1.29754	0.64877	11.7161	9.32376	0.07078	0.89648	—	0.89648	0.89648	—	0.89648	—	25,201.7	25,201.7	3.41022	0.28888	—	25,373.0
Water	—	—	—	—	—	—	—	—	—	—	—	481.621	795.165	1,276.79	49.5394	1.19211	—	2,870.52
Waste	—	—	—	—	—	—	—	—	—	—	—	992.940	0.00000	992.940	99.2407	0.00000	—	3,473.96
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.20406	9.20406
Total	298.686	286.851	97.8246	1,012.31	1.95234	2.16749	181.193	183.360	2.06034	45.9442	48.0045	1,474.56	217,482	218,957	165.098	11.5691	212.690	226,745
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	233.602	222.908	94.1207	930.573	1.79709	1.14636	181.193	182.339	1.06985	45.9442	47.0140	—	183,127	183,127	14.2646	10.7653	5.27632	186,697
Area	47.8597	47.8597	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Energy	1.29754	0.64877	11.7161	9.32376	0.07078	0.89648	—	0.89648	0.89648	—	0.89648	—	25,201.7	25,201.7	3.41022	0.28888	—	25,373.0
Water	—	—	—	—	—	—	—	—	—	—	—	481.621	795.165	1,276.79	49.5394	1.19211	—	2,870.52
Waste	—	—	—	—	—	—	—	—	—	—	—	992.940	0.00000	992.940	99.2407	0.00000	—	3,473.96
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.20406	9.20406
Total	282.759	271.417	105.837	939.896	1.86787	2.04284	181.193	183.236	1.96634	45.9442	47.9105	1,474.56	209,124	210,599	166.455	12.2463	14.4804	218,424
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	229.627	219.090	92.0348	910.791	1.80878	1.14570	178.863	180.009	1.06923	45.3618	46.4310	—	184,308	184,308	13.8719	10.5989	87.8637	187,902
Area	54.9870	54.4803	0.43288	49.6452	0.00264	0.06203	—	0.06203	0.04689	—	0.04689	0.00000	175.614	175.614	0.00736	0.00149	—	176.243
Energy	1.29754	0.64877	11.7161	9.32376	0.07078	0.89648	—	0.89648	0.89648	—	0.89648	—	25,201.7	25,201.7	3.41022	0.28888	—	25,373.0
Water	—	—	—	—	—	—	—	—	—	—	—	481.621	795.165	1,276.79	49.5394	1.19211	—	2,870.52
Waste	—	—	—	—	—	—	—	—	—	—	—	992.940	0.00000	992.940	99.2407	0.00000	—	3,473.96
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.20406	9.20406
Total	285.911	274.219	104.184	969.760	1.88219	2.10421	178.863	180.967	2.01260	45.3618	47.3744	1,474.56	210,481	211,956	166.070	12.0814	97.0677	219,805
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	41.9069	39.9839	16.7963	166.219	0.33010	0.20909	32.6425	32.8516	0.19513	8.27853	8.47366	—	30,514.4	30,514.4	2.29665	1.75478	14.5468	31,109.3
Area	10.0351	9.94265	0.07900	9.06025	0.00048	0.01132	—	0.01132	0.00856	—	0.00856	0.00000	29.0749	29.0749	0.00122	0.00025	—	29.1790

Energy	0.23680	0.11840	2.13819	1.70159	0.01292	0.16361	—	0.16361	0.16361	—	0.16361	—	4,172.43	4,172.43	0.56460	0.04783	—	4,200.80
Water	—	—	—	—	—	—	—	—	—	—	—	79.7378	131.649	211.386	8.20181	0.19737	—	475.247
Waste	—	—	—	—	—	—	—	—	—	—	—	164.392	0.00000	164.392	16.4304	0.00000	—	575.153
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.52384	1.52384
Total	52.1788	50.0449	19.0135	176.981	0.34350	0.38402	32.6425	33.0265	0.36730	8.27853	8.64583	244.130	34,847.5	35,091.7	27.4947	2.00022	16.0707	36,391.2

3. Construction Emissions Details

3.1. Demolition (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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	—	0.79594	0.73226	—	0.73226	—	3,426.90	3,426.90	0.13901	0.02780	—	3,438.66
Demolition	—	—	—	—	—	—	19.9933	19.9933	—	3.02755	3.02755	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14461	0.12136	1.09044	1.02086	0.00178	0.04361	—	0.04361	0.04012	—	0.04012	—	187.775	187.775	0.00762	0.00152	—	188.420

Demolition	—	—	—	—	—	—	1.09552	1.09552	—	0.16589	0.16589	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02639	0.02215	0.19901	0.18631	0.00033	0.00796	—	0.00796	0.00732	—	0.00732	—	31.0883	31.0883	0.00126	0.00025	—	31.1950
Demolition	—	—	—	—	—	—	0.19993	0.19993	—	0.03028	0.03028	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05685	0.05157	0.04621	0.54000	0.00000	0.00000	0.12686	0.12686	0.00000	0.02974	0.02974	—	129.450	129.450	0.00693	0.00528	0.01149	131.209
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	1.15610	0.33973	20.7642	7.88483	0.10648	0.30424	4.26420	4.56844	0.20283	1.16746	1.37029	—	15,801.4	15,801.4	0.80623	2.49982	0.81066	16,567.3
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00310	0.00281	0.00251	0.02995	0.00000	0.00000	0.00686	0.00686	0.00000	0.00161	0.00161	—	7.15662	7.15662	0.00036	0.00027	0.01051	7.25701
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.06418	0.01917	1.13804	0.42955	0.00583	0.01667	0.23137	0.24804	0.01111	0.06340	0.07451	—	865.620	865.620	0.04418	0.13670	0.73901	908.200
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00057	0.00051	0.00046	0.00547	0.00000	0.00000	0.00125	0.00125	0.00000	0.00029	0.00029	—	1.18486	1.18486	0.00006	0.00004	0.00174	1.20148
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.01171	0.00350	0.20769	0.07839	0.00106	0.00304	0.04222	0.04527	0.00203	0.01157	0.01360	—	143.313	143.313	0.00731	0.02263	0.12235	150.363

3.3. Site Preparation (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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	—	1.17173	1.07799	—	1.07799	—	5,297.82	5,297.82	0.21490	0.04298	—	5,316.00
Dust From Material Movement	—	—	—	—	—	—	7.66623	7.66623	—	3.93995	3.93995	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09950	0.08361	0.76637	0.77478	0.00134	0.03210	—	0.03210	0.02953	—	0.02953	—	145.146	145.146	0.00589	0.00118	—	145.644
Dust From Material Movement	—	—	—	—	—	—	0.21003	0.21003	—	0.10794	0.10794	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01816	0.01526	0.13986	0.14140	0.00024	0.00586	—	0.00586	0.00539	—	0.00539	—	24.0305	24.0305	0.00097	0.00019	—	24.1130
Dust From Material Movement	—	—	—	—	—	—	0.03833	0.03833	—	0.01970	0.01970	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06632	0.06016	0.05391	0.63000	0.00000	0.00000	0.14800	0.14800	0.00000	0.03469	0.03469	—	151.025	151.025	0.00809	0.00616	0.01341	153.077
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00181	0.00164	0.00147	0.01747	0.00000	0.00000	0.00400	0.00400	0.00000	0.00094	0.00094	—	4.17469	4.17469	0.00021	0.00016	0.00613	4.23326
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00033	0.00030	0.00027	0.00319	0.00000	0.00000	0.00073	0.00073	0.00000	0.00017	0.00017	—	0.69117	0.69117	0.00003	0.00003	0.00102	0.70086
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Grading (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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.50534	2.94546	25.5801	27.2816	0.06093	1.04307	—	1.04307	0.95962	—	0.95962	—	6,598.08	6,598.08	0.26765	0.05353	—	6,620.72
Dust From Material Movement	—	—	—	—	—	—	3.58940	3.58940	—	1.42496	1.42496	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28811	0.24209	2.10247	2.24233	0.00501	0.08573	—	0.08573	0.07887	—	0.07887	—	542.308	542.308	0.02200	0.00440	—	544.169
Dust From Material Movement	—	—	—	—	—	—	0.29502	0.29502	—	0.11712	0.11712	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05258	0.04418	0.38370	0.40922	0.00091	0.01565	—	0.01565	0.01439	—	0.01439	—	89.7852	89.7852	0.00364	0.00073	—	90.0934

Dust From Material Movement	—	—	—	—	—	—	0.05384	0.05384	—	0.02137	0.02137	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07580	0.06876	0.06161	0.72000	0.00000	0.00000	0.16915	0.16915	0.00000	0.03965	0.03965	—	172.600	172.600	0.00925	0.00704	0.01532	174.945
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00619	0.00562	0.00503	0.05990	0.00000	0.00000	0.01372	0.01372	0.00000	0.00321	0.00321	—	14.3132	14.3132	0.00072	0.00054	0.02103	14.5140
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00113	0.00102	0.00092	0.01093	0.00000	0.00000	0.00250	0.00250	0.00000	0.00059	0.00059	—	2.36972	2.36972	0.00012	0.00009	0.00348	2.40296
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.66957	0.56029	5.10896	7.03865	0.01273	0.18311	—	0.18311	0.16846	—	0.16846	—	1,304.09	1,304.09	0.05290	0.01058	—	1,308.56
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12220	0.10225	0.93239	1.28455	0.00232	0.03342	—	0.03342	0.03074	—	0.03074	—	215.906	215.906	0.00876	0.00175	—	216.647
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	3.66611	3.35234	2.34312	38.9673	0.00000	0.00000	8.04055	8.04055	0.00000	1.88469	1.88469	—	8,687.52	8,687.52	0.39761	0.31377	28.1638	8,819.13
Vendor	0.54121	0.25634	9.22055	4.35129	0.05112	0.10224	1.94501	2.04725	0.10224	0.53737	0.63961	—	7,306.50	7,306.50	0.27818	1.02488	16.3016	7,635.17
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.60323	3.26850	2.92874	34.2264	0.00000	0.00000	8.04055	8.04055	0.00000	1.88469	1.88469	—	8,204.79	8,204.79	0.43953	0.33473	0.72831	8,316.26
Vendor	0.52112	0.23624	9.55233	4.42077	0.05112	0.10224	1.94501	2.04725	0.10224	0.53737	0.63961	—	7,311.39	7,311.39	0.28488	1.02488	0.42326	7,624.35
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.94887	1.76676	1.58192	18.8469	0.00000	0.00000	4.31813	4.31813	0.00000	1.01129	1.01129	—	4,503.60	4,503.60	0.22772	0.17070	6.61675	4,566.78
Vendor	0.28715	0.13217	5.15667	2.40004	0.02781	0.05562	1.04670	1.10232	0.05562	0.28949	0.34511	—	3,976.08	3,976.08	0.15498	0.55757	3.83378	4,149.94
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.35567	0.32243	0.28870	3.43956	0.00000	0.00000	0.78806	0.78806	0.00000	0.18456	0.18456	—	745.622	745.622	0.03770	0.02826	1.09548	756.082
Vendor	0.05240	0.02412	0.94109	0.43801	0.00508	0.01015	0.19102	0.20117	0.01015	0.05283	0.06298	—	658.285	658.285	0.02566	0.09231	0.63473	687.070
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.9. Building Construction (2028) - 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	—	0.30024	0.27622	—	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	—	2,405.68

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	—	0.30024	0.27622	—	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	—	2,405.68
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33156	0.27745	2.49759	3.61984	0.00655	0.08402	—	0.08402	0.07730	—	0.07730	—	670.913	670.913	0.02722	0.00544	—	673.215
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06051	0.05063	0.45581	0.66062	0.00120	0.01533	—	0.01533	0.01411	—	0.01411	—	111.077	111.077	0.00451	0.00090	—	111.458
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.56131	3.24754	2.32216	36.8548	0.00000	0.00000	8.04055	8.04055	0.00000	1.88469	1.88469	—	8,532.90	8,532.90	0.14672	0.31377	25.5088	8,655.58
Vendor	0.54121	0.24964	8.75129	4.17113	0.05112	0.10224	1.94501	2.04725	0.10224	0.53737	0.63961	—	7,122.94	7,122.94	0.27148	1.02488	14.5472	7,449.69
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	3.54035	3.20562	2.65689	32.2599	0.00000	0.00000	8.04055	8.04055	0.00000	1.88469	1.88469	—	8,059.25	8,059.25	0.16768	0.31377	0.66014	8,157.60
Vendor	0.51442	0.23624	9.08977	4.29173	0.05112	0.10224	1.94501	2.04725	0.10224	0.53737	0.63961	—	7,128.14	7,128.14	0.27148	1.02488	0.37720	7,440.72
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.97901	0.88534	0.73765	9.15020	0.00000	0.00000	2.22120	2.22120	0.00000	0.52019	0.52019	—	2,275.47	2,275.47	0.04692	0.08781	3.08230	2,305.89
Vendor	0.14771	0.06611	2.52309	1.18414	0.01431	0.02861	0.53841	0.56702	0.02861	0.14891	0.17752	—	1,993.93	1,993.93	0.07597	0.28681	1.75725	2,083.05
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17867	0.16157	0.13462	1.66991	0.00000	0.00000	0.40537	0.40537	0.00000	0.09494	0.09494	—	376.729	376.729	0.00777	0.01454	0.51031	381.766
Vendor	0.02696	0.01206	0.46046	0.21611	0.00261	0.00522	0.09826	0.10348	0.00522	0.02718	0.03240	—	330.118	330.118	0.01258	0.04748	0.29093	344.873
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.11. Paving (2028) - 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.81550	0.68524	6.62754	9.90989	0.01395	0.25554	—	0.25554	0.23510	—	0.23510	—	1,511.03	1,511.03	0.06129	0.01226	—	1,516.22
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.04468	0.03755	0.36315	0.54301	0.00076	0.01400	—	0.01400	0.01288	—	0.01288	—	82.7962	82.7962	0.00336	0.00067	—	83.0803
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.00815	0.00685	0.06628	0.09910	0.00014	0.00256	—	0.00256	0.00235	—	0.00235	—	13.7079	13.7079	0.00056	0.00011	—	13.7549
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05619	0.05124	0.03664	0.58147	0.00000	0.00000	0.12686	0.12686	0.00000	0.02974	0.02974	—	134.627	134.627	0.00231	0.00495	0.40246	136.562
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00302	0.00274	0.00228	0.02827	0.00000	0.00000	0.00686	0.00686	0.00000	0.00161	0.00161	—	7.02954	7.02954	0.00014	0.00027	0.00952	7.12352
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00055	0.00050	0.00042	0.00516	0.00000	0.00000	0.00125	0.00125	0.00000	0.00029	0.00029	—	1.16382	1.16382	0.00002	0.00004	0.00158	1.17938
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.13. Architectural Coating (2028) - 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975
Architectural Coatings	120.653	120.653	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975
Architectural Coatings	120.653	120.653	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03202	0.02646	0.19927	0.27575	0.00043	0.00379	—	0.00379	0.00348	—	0.00348	—	32.9220	32.9220	0.00134	0.00027	—	33.0350

Architect Coatings	29.7502	29.7502	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00584	0.00483	0.03637	0.05032	0.00008	0.00069	—	0.00069	0.00064	—	0.00064	—	5.45061	5.45061	0.00022	0.00004	—	5.46932
Architectural Coatings	5.42941	5.42941	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.71226	0.64951	0.46443	7.37095	0.00000	0.00000	1.60811	1.60811	0.00000	0.37694	0.37694	—	1,706.58	1,706.58	0.02934	0.06275	5.10177	1,731.12
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70807	0.64112	0.53138	6.45198	0.00000	0.00000	1.60811	1.60811	0.00000	0.37694	0.37694	—	1,611.85	1,611.85	0.03354	0.06275	0.13203	1,631.52
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17253	0.15602	0.12999	1.61248	0.00000	0.00000	0.39143	0.39143	0.00000	0.09167	0.09167	—	400.991	400.991	0.00827	0.01547	0.54317	406.352
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.03149	0.02847	0.02372	0.29428	0.00000	0.00000	0.07144	0.07144	0.00000	0.01673	0.01673	—	66.3887	66.3887	0.00137	0.00256	0.08993	67.2762
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	10.3690	9.92096	3.75947	39.8005	0.08276	0.05052	7.99229	8.04281	0.04714	2.02657	2.07371	—	8,430.60	8,430.60	0.56868	0.44485	8.97562	8,586.35
General Office Building	146.924	140.575	53.2697	563.952	1.17265	0.71578	113.247	113.962	0.66799	28.7154	29.3834	—	119,457	119,457	8.05791	6.30325	127.180	121,664
Strip Mall	77.7830	74.4218	28.2015	298.562	0.62081	0.37894	59.9539	60.3329	0.35364	15.2022	15.5559	—	63,241.8	63,241.8	4.26594	3.33701	67.3303	64,410.2
Total	235.076	224.918	85.2307	902.315	1.87621	1.14523	181.193	182.338	1.06877	45.9442	47.0130	—	191,129	191,129	12.8925	10.0851	203.486	194,661
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	10.3040	9.83235	4.15160	41.0469	0.07927	0.05057	7.99229	8.04286	0.04719	2.02657	2.07376	—	8,077.63	8,077.63	0.62920	0.47485	0.23273	8,235.10
General Office Building	146.002	139.319	58.8260	581.613	1.12319	0.71648	113.247	113.963	0.66866	28.7154	29.3841	—	114,456	114,456	8.91548	6.72839	3.29773	116,687

Strip Mall	77.2952	73.7570	31.1431	307.912	0.59463	0.37931	59.9539	60.3332	0.35400	15.2022	15.5562	—	60,594.1	60,594.1	4.71995	3.56208	1.74585	61,775.3
Total	233.602	222.908	94.1207	930.573	1.79709	1.14636	181.193	182.339	1.06985	45.9442	47.0140	—	183,127	183,127	14.2646	10.7653	5.27632	186,697
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.84848	1.76366	0.74088	7.33183	0.01456	0.00922	1.43984	1.44906	0.00861	0.36516	0.37377	—	1,345.97	1,345.97	0.10130	0.07740	0.64165	1,372.21
General Office Building	26.1920	24.9902	10.4978	103.888	0.20632	0.13068	20.4018	20.5325	0.12196	5.17413	5.29609	—	19,071.7	19,071.7	1.43542	1.09675	9.09186	19,443.5
Strip Mall	13.8663	13.2301	5.55766	54.9995	0.10923	0.06919	10.8009	10.8701	0.06457	2.73924	2.80380	—	10,096.7	10,096.7	0.75993	0.58063	4.81333	10,293.6
Total	41.9069	39.9839	16.7963	166.219	0.33010	0.20909	32.6425	32.8516	0.19513	8.27853	8.47366	—	30,514.4	30,514.4	2.29665	1.75478	14.5468	31,109.3

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,101.57	1,101.57	0.21429	0.02597	—	1,114.67
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	9,166.48	9,166.48	1.78320	0.21614	—	9,275.47
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	859.228	859.228	0.16715	0.02026	—	869.445
Total	—	—	—	—	—	—	—	—	—	—	—	—	11,127.3	11,127.3	2.16464	0.26238	—	11,259.6

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,101.57	1,101.57	0.21429	0.02597	—	1,114.67
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	9,166.48	9,166.48	1.78320	0.21614	—	9,275.47
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	859.228	859.228	0.16715	0.02026	—	869.445
Total	—	—	—	—	—	—	—	—	—	—	—	—	11,127.3	11,127.3	2.16464	0.26238	—	11,259.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	182.378	182.378	0.03548	0.00430	—	184.546
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1,517.62	1,517.62	0.29523	0.03579	—	1,535.66
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	142.255	142.255	0.02767	0.00335	—	143.947
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,842.25	1,842.25	0.35838	0.04344	—	1,864.15

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.14619	0.07309	1.24925	0.53160	0.00797	0.10100	—	0.10100	0.10100	—	0.10100	—	1,585.71	1,585.71	0.14033	0.00299	—	1,590.10

General Office Building	1.12454	0.56227	10.2231	8.58738	0.06134	0.77695	—	0.77695	0.77695	—	0.77695	—	12,197.8	12,197.8	1.07950	0.02297	—	12,231.7
Strip Mall	0.02682	0.01341	0.24379	0.20479	0.00146	0.01853	—	0.01853	0.01853	—	0.01853	—	290.884	290.884	0.02574	0.00055	—	291.691
Total	1.29754	0.64877	11.7161	9.32376	0.07078	0.89648	—	0.89648	0.89648	—	0.89648	—	14,074.4	14,074.4	1.24558	0.02650	—	14,113.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.14619	0.07309	1.24925	0.53160	0.00797	0.10100	—	0.10100	0.10100	—	0.10100	—	1,585.71	1,585.71	0.14033	0.00299	—	1,590.10
General Office Building	1.12454	0.56227	10.2231	8.58738	0.06134	0.77695	—	0.77695	0.77695	—	0.77695	—	12,197.8	12,197.8	1.07950	0.02297	—	12,231.7
Strip Mall	0.02682	0.01341	0.24379	0.20479	0.00146	0.01853	—	0.01853	0.01853	—	0.01853	—	290.884	290.884	0.02574	0.00055	—	291.691
Total	1.29754	0.64877	11.7161	9.32376	0.07078	0.89648	—	0.89648	0.89648	—	0.89648	—	14,074.4	14,074.4	1.24558	0.02650	—	14,113.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02668	0.01334	0.22799	0.09702	0.00146	0.01843	—	0.01843	0.01843	—	0.01843	—	262.532	262.532	0.02323	0.00049	—	263.260
General Office Building	0.20523	0.10261	1.86571	1.56720	0.01119	0.14179	—	0.14179	0.14179	—	0.14179	—	2,019.49	2,019.49	0.17872	0.00380	—	2,025.09
Strip Mall	0.00489	0.00245	0.04449	0.03737	0.00027	0.00338	—	0.00338	0.00338	—	0.00338	—	48.1592	48.1592	0.00426	0.00009	—	48.2928
Total	0.23680	0.11840	2.13819	1.70159	0.01292	0.16361	—	0.16361	0.16361	—	0.16361	—	2,330.18	2,330.18	0.20622	0.00439	—	2,336.64

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	44.8847	44.8847	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.97502	2.97502	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	14.4526	13.4251	0.87778	100.669	0.00535	0.12577	—	0.12577	0.09508	—	0.09508	—	356.106	356.106	0.01492	0.00303	—	357.381
Total	62.3123	61.2848	0.87778	100.669	0.00535	0.12577	—	0.12577	0.09508	—	0.09508	0.00000	356.106	356.106	0.01492	0.00303	—	357.381
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	44.8847	44.8847	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.97502	2.97502	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	47.8597	47.8597	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	8.19145	8.19145	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	0.54294	0.54294	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.30074	1.20826	0.07900	9.06025	0.00048	0.01132	—	0.01132	0.00856	—	0.00856	—	29.0749	29.0749	0.00122	0.00025	—	29.1790
Total	10.0351	9.94265	0.07900	9.06025	0.00048	0.01132	—	0.01132	0.00856	—	0.00856	0.00000	29.0749	29.0749	0.00122	0.00025	—	29.1790

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	47.0590	77.6953	124.754	4.84047	0.11648	—	280.477
General Office Building	—	—	—	—	—	—	—	—	—	—	—	404.791	668.318	1,073.11	41.6367	1.00194	—	2,412.61
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	29.7707	49.1521	78.9228	3.06221	0.07369	—	177.437
Total	—	—	—	—	—	—	—	—	—	—	—	481.621	795.165	1,276.79	49.5394	1.19211	—	2,870.52
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	47.0590	77.6953	124.754	4.84047	0.11648	—	280.477
General Office Building	—	—	—	—	—	—	—	—	—	—	—	404.791	668.318	1,073.11	41.6367	1.00194	—	2,412.61

Strip Mall	—	—	—	—	—	—	—	—	—	—	—	29.7707	49.1521	78.9228	3.06221	0.07369	—	177.437
Total	—	—	—	—	—	—	—	—	—	—	—	481.621	795.165	1,276.79	49.5394	1.19211	—	2,870.52
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	7.79115	12.8633	20.6545	0.80140	0.01928	—	46.4362
General Office Building	—	—	—	—	—	—	—	—	—	—	—	67.0178	110.648	177.665	6.89343	0.16588	—	399.434
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	4.92888	8.13768	13.0666	0.50698	0.01220	—	29.3768
Total	—	—	—	—	—	—	—	—	—	—	—	79.7378	131.649	211.386	8.20181	0.19737	—	475.247

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	278.541	0.00000	278.541	27.8392	0.00000	—	974.520
General Office Building	—	—	—	—	—	—	—	—	—	—	—	595.709	0.00000	595.709	59.5390	0.00000	—	2,084.18
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	118.689	0.00000	118.689	11.8626	0.00000	—	415.254
Total	—	—	—	—	—	—	—	—	—	—	—	992.940	0.00000	992.940	99.2407	0.00000	—	3,473.96

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	278.541	0.00000	278.541	27.8392	0.00000	—	974.520
General Office Building	—	—	—	—	—	—	—	—	—	—	—	595.709	0.00000	595.709	59.5390	0.00000	—	2,084.18
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	118.689	0.00000	118.689	11.8626	0.00000	—	415.254
Total	—	—	—	—	—	—	—	—	—	—	—	992.940	0.00000	992.940	99.2407	0.00000	—	3,473.96
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	46.1156	0.00000	46.1156	4.60909	0.00000	—	161.343
General Office Building	—	—	—	—	—	—	—	—	—	—	—	98.6265	0.00000	98.6265	9.85736	0.00000	—	345.061
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	19.6504	0.00000	19.6504	1.96399	0.00000	—	68.7500
Total	—	—	—	—	—	—	—	—	—	—	—	164.392	0.00000	164.392	16.4304	0.00000	—	575.153

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.00723	5.00723

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.89052	2.89052
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.30632	1.30632
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.20406	9.20406
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.00723	5.00723
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.89052	2.89052
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.30632	1.30632
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.20406	9.20406
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.82900	0.82900
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.47856	0.47856
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21628	0.21628
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.52384	1.52384

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	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

Equipment Type	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. 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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

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

Land Use	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

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2027	1/29/2027	5.00000	20.0000	—
Site Preparation	Site Preparation	1/30/2027	2/13/2027	5.00000	10.00000	—
Grading	Grading	2/14/2027	3/28/2027	5.00000	30.0000	—

Building Construction	Building Construction	3/29/2027	5/22/2028	5.00000	300.000	—
Paving	Paving	5/23/2028	6/20/2028	5.00000	20.0000	—
Architectural Coating	Architectural Coating	1/18/2028	5/22/2028	5.00000	90.0000	—

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	1.000000	8.00000	33.0000	0.73000
Demolition	Excavators	Diesel	Average	3.00000	8.00000	36.0000	0.38000
Demolition	Rubber Tired Dozers	Diesel	Average	2.00000	8.00000	367.000	0.40000
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00000	8.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00000	8.00000	84.0000	0.37000
Grading	Excavators	Diesel	Average	2.00000	8.00000	36.0000	0.38000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Grading	Scrapers	Diesel	Average	2.00000	8.00000	423.000	0.48000
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00000	8.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	7.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	3.00000	8.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	7.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	1.000000	8.00000	46.0000	0.45000
Paving	Pavers	Diesel	Average	2.00000	8.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	2.00000	8.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	2.00000	8.00000	36.0000	0.38000

Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	15.0000	11.9700	LDA,LDT1,LDT2
Demolition	Vendor	—	7.63000	HHDT,MHDT
Demolition	Hauling	230.000	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	17.5000	11.9700	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	20.0000	11.9700	LDA,LDT1,LDT2
Grading	Vendor	—	7.63000	HHDT,MHDT
Grading	Hauling	0.00000	20.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	950.728	11.9700	LDA,LDT1,LDT2
Building Construction	Vendor	303.901	7.63000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15.0000	11.9700	LDA,LDT1,LDT2
Paving	Vendor	—	7.63000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	190.146	11.9700	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63000	HHDT,MHDT

Architectural Coating	Hauling	0.00000	20.0000	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	1,415,754	471,918	2,097,414	699,138	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	400,000	0.00000
Site Preparation	—	—	15.0000	0.00000	0.00000
Grading	—	—	90.0000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.00000

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

Phase Name	Land Use	Area Paved (acres)	% Asphalt

Paving	Apartments Mid Rise	—	0%
Paving	General Office Building	0.00000	0%
Paving	Strip Mall	0.00000	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00000	588.983	0.03300	0.00400
2028	0.00000	588.983	0.03300	0.00400

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
Apartments Mid Rise	4,194.00	4,194.00	4,194.00	1,530,810	11,323.8	11,323.8	11,323.8	4,133,187
General Office Building	59,426.8	59,426.8	59,426.8	21,690,764	160,452	160,452	160,452	58,565,062
Strip Mall	31,461.2	31,461.2	31,461.2	11,483,320	84,945.1	84,945.1	84,945.1	31,004,963

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Apartments Mid Rise	Wood Fireplaces	0	0
Apartments Mid Rise	Gas Fireplaces	0	0
Apartments Mid Rise	Propane Fireplaces	0	0
Apartments Mid Rise	Electric Fireplaces	0	0

Apartments Mid Rise	No Fireplaces	699	699
Apartments Mid Rise	Conventional Wood Stoves	0	0
Apartments Mid Rise	Catalytic Wood Stoves	0	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	0	0
Apartments Mid Rise	Pellet Wood Stoves	0	0
General Office Building	Wood Fireplaces	0	0
General Office Building	Gas Fireplaces	0	0
General Office Building	Propane Fireplaces	0	0
General Office Building	Electric Fireplaces	0	0
General Office Building	No Fireplaces	0	0
General Office Building	Conventional Wood Stoves	0	0
General Office Building	Catalytic Wood Stoves	0	0
General Office Building	Non-Catalytic Wood Stoves	0	0
General Office Building	Pellet Wood Stoves	0	0
Strip Mall	Wood Fireplaces	0	0
Strip Mall	Gas Fireplaces	0	0
Strip Mall	Propane Fireplaces	0	0
Strip Mall	Electric Fireplaces	0	0
Strip Mall	No Fireplaces	0	0
Strip Mall	Conventional Wood Stoves	0	0
Strip Mall	Catalytic Wood Stoves	0	0
Strip Mall	Non-Catalytic Wood Stoves	0	0
Strip Mall	Pellet Wood Stoves	0	0

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)
1,415,754	471,918	2,097,414	699,138	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

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)
Apartments Mid Rise	2,370,218	169.636	0.0330	0.0040	4,947,827
General Office Building	19,723,223	169.636	0.0330	0.0040	38,060,487
Strip Mall	1,848,774	169.636	0.0330	0.0040	907,637

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	24,558,019	0.00000
General Office Building	211,242,780	0.00000
Strip Mall	15,536,045	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	516.832	0.00000

General Office Building	1,105.34	0.00000
Strip Mall	220.228	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000
General Office Building	Household refrigerators and/or freezers	R-134a	1,430.00	0.01679	0.60000	0.00000	1.000000
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088.00	0.00180	4.00000	4.00000	18.0000
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088.00	0.00180	4.00000	4.00000	18.0000
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430.00	0.03750	1.000000	0.00000	1.000000
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922.00	0.00040	7.50000	7.50000	20.0000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

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)

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	7.46000	annual days of extreme heat
Extreme Precipitation	2.35000	annual days with precipitation above 20 mm

Sea Level Rise	—	meters of inundation depth
Wildfire	1.26000	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	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 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	32.1469
AQ-PM	49.9440
AQ-DPM	53.6403
Drinking Water	28.9871
Lead Risk Housing	40.1008
Pesticides	0.00000
Toxic Releases	41.1103
Traffic	70.8375
Effect Indicators	—

CleanUp Sites	80.0859
Groundwater	97.0613
Haz Waste Facilities/Generators	77.8028
Impaired Water Bodies	33.1583
Solid Waste	0.00000
Sensitive Population	—
Asthma	19.1675
Cardio-vascular	5.95713
Low Birth Weights	43.5463
Socioeconomic Factor Indicators	—
Education	44.9380
Housing	99.8606
Linguistic	28.7996
Poverty	81.7588
Unemployment	98.9459

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	33.59425125
Employed	0.269472604
Median HI	38.75272681
Education	—
Bachelor's or higher	30.14243552
High school enrollment	100
Preschool enrollment	46.22096753
Transportation	—

Auto Access	38.61157449
Active commuting	58.24457847
Social	—
2-parent households	79.00680098
Voting	3.233671243
Neighborhood	—
Alcohol availability	26.02335429
Park access	53.13743103
Retail density	92.21095855
Supermarket access	94.25125112
Tree canopy	6.659822918
Housing	—
Homeownership	0.153984345
Housing habitability	10.63775183
Low-inc homeowner severe housing cost burden	29.32118568
Low-inc renter severe housing cost burden	6.351854228
Uncrowded housing	84.29359682
Health Outcomes	—
Insured adults	87.48877197
Arthritis	99.1
Asthma ER Admissions	95.3
High Blood Pressure	99.2
Cancer (excluding skin)	99.1
Asthma	43.1
Coronary Heart Disease	99.4
Chronic Obstructive Pulmonary Disease	97.7
Diagnosed Diabetes	98.9
Life Expectancy at Birth	60.7

Cognitively Disabled	56.3
Physically Disabled	85.5
Heart Attack ER Admissions	94.1
Mental Health Not Good	39.0
Chronic Kidney Disease	98.6
Obesity	48.4
Pedestrian Injuries	82.1
Physical Health Not Good	92.3
Stroke	98.8
Health Risk Behaviors	—
Binge Drinking	0.9
Current Smoker	26.1
No Leisure Time for Physical Activity	70.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	0.0
Elderly	99.1
English Speaking	59.8
Foreign-born	15.2
Outdoor Workers	23.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	15.8
Traffic Density	70.4
Traffic Access	53.4
Other Indices	—
Hardship	39.7
Other Decision Support	—

2016 Voting	15.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	53.0000
Healthy Places Index Score for Project Location (b)	15.0000
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	16.05 total acres Existing CO-3-1 zoning allows: 699 multi-family dwelling units (699,138 sf) 1,188,535 sf office 209,741 sf retail
Construction: Construction Phases	Architectural coatings simultaneous with last 30% of building construction

Operations: Vehicle Data	Residential - 6 trips/du Office (medical) - 50 trips/ksf Retail (supermarket) - 150 trips/ksf Trip length - 2.7 miles based on Midway - Pacific Highway EIR
Operations: Hearths	No fireplaces or wood stoves

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	18.3947	5.85000
Building Area	sq. ft	671,040	699,138
Landscape Area	sq. ft	—	0.00000
Lot Area	acre	27.2850	8.68000
Landscape Area	sq. ft	—	0.00000
Lot Area	acre	4.81499	1.53000
Landscape Area	sq. ft	—	0.00000

8.4. Construction

8.4.1. Construction Phases

Phase Type	Phase Name	Model Parameter	Default Value	New Value
Architectural Coating	Architectural Coating	Start Date	6/21/2028	1/18/2028
Architectural Coating	Architectural Coating	End Date	7/19/2028	5/22/2028
Architectural Coating	Architectural Coating	Work Days per Phase	20.0000	90.0000

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

Land Use	Model Parameter	Units	Default Value	New Value

Apartments Mid Rise	Weekday Trip Rate	size/day	5.44000	6.00000
Apartments Mid Rise	Saturday Trip Rate	size/day	4.91000	6.00000
Apartments Mid Rise	Sunday Trip Rate	size/day	4.09000	6.00000
Apartments Mid Rise	Res H-W Trip Length	miles	5.68279	2.70000
Apartments Mid Rise	Res H-S Trip Length	miles	4.55331	2.70000
Apartments Mid Rise	Res H-O Trip Length	miles	4.60818	2.70000
General Office Building	Weekday Trip Rate	size/day	9.74000	50.0000
General Office Building	Saturday Trip Rate	size/day	2.21000	50.0000
General Office Building	Sunday Trip Rate	size/day	0.70000	50.0000
General Office Building	Non-Res H-W Trip Length	miles	10.0149	2.70000
General Office Building	Non-Res W-O Trip Length	miles	5.83056	2.70000
General Office Building	Non-Res O-O Trip Length	miles	6.39050	2.70000
Strip Mall	Weekday Trip Rate	size/day	44.3200	150.000
Strip Mall	Saturday Trip Rate	size/day	42.0400	150.000
Strip Mall	Sunday Trip Rate	size/day	20.4300	150.000
Strip Mall	Non-Res H-W Trip Length	miles	10.0149	2.70000
Strip Mall	Non-Res W-O Trip Length	miles	5.83056	2.70000
Strip Mall	Non-Res O-O Trip Length	miles	6.39050	2.70000

8.5.2. Area Sources

8.5.2.1. Hearths

Land Use	Model Parameter	Units	Default Value	New Value
Apartments Mid Rise	Wood Fireplaces	—	245	0
Apartments Mid Rise	Gas Fireplaces	—	384	0
Apartments Mid Rise	No Fireplaces	—	70	699
Apartments Mid Rise	Hours/Day	—	3	0
Apartments Mid Rise	Days/Year	—	82	0

Apartments Mid Rise	Wood Mass	lb/year	3,078	0
Apartments Mid Rise	Catalytic Wood Stoves	—	35	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	—	35	0
Apartments Mid Rise	Days/Year	—	82	0
Apartments Mid Rise	Wood Mass	lb/year	3,019	0

APPENDIX B

CalEEMod Output
Proposed RM-3-9 Zoning

Post Point - Proposed RM-3-9 Zoning Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Post Point - Proposed RM-3-9 Zoning
Construction Start Date	1/1/2027
Operational Year	2035
Lead Agency	City of San Diego
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.70000
Precipitation (days)	20.0000
Location	32.74544455306918, -117.20140878908921
County	San Diego
City	San Diego
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6410
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.37

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
Apartments Mid Rise	1,165.00	Dwelling Unit	14.0600	1,188,535	0.00000	—	3,250.00	—

Strip Mall	188.767	1000sqft	1.99000	188,767	0.00000	—	—	—

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	98.0145	97.2933	16.8459	58.0165	0.05128	0.38888	10.1208	10.4887	0.36195	2.41399	2.75664	—	15,859.7	15,859.7	0.61562	0.90099	36.3941	16,174.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	97.9770	97.2388	40.7110	52.8632	0.13901	1.17173	24.3843	25.4845	1.07799	4.22475	5.15984	—	19,357.7	19,357.7	0.95218	2.53290	0.94222	20,137.1
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	24.3549	24.1418	14.3497	30.6669	0.04092	0.38968	6.47614	6.86582	0.35656	1.56470	1.92126	—	9,364.30	9,364.30	0.42854	0.60206	8.99623	9,563.42
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.44476	4.40588	2.61882	5.59671	0.00747	0.07112	1.18190	1.25301	0.06507	0.28556	0.35063	—	1,550.37	1,550.37	0.07095	0.09968	1.48943	1,583.33
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	4.97508	4.33169	16.3244	52.0197	0.04955	0.38888	8.59989	8.98877	0.36195	2.05748	2.41943	—	14,351.8	14,351.8	0.61562	0.84055	34.9775	14,652.7
2028	98.0145	97.2933	16.8459	58.0165	0.05128	0.36790	10.1208	10.4887	0.34265	2.41399	2.75664	—	15,859.7	15,859.7	0.40808	0.90099	36.3941	16,174.8
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	4.90532	4.24211	40.7110	47.5712	0.13901	1.17173	24.3843	25.4845	1.07799	4.22475	5.15984	—	19,357.7	19,357.7	0.95218	2.53290	0.90538	20,137.1
2028	97.9770	97.2388	17.3990	52.8632	0.05128	0.36790	10.1208	10.4887	0.34265	2.41399	2.75664	—	15,324.8	15,324.8	0.43187	0.90099	0.94222	15,605.0
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.26723	2.77521	14.3497	30.6669	0.04092	0.38968	6.47614	6.86582	0.35656	1.56470	1.92126	—	9,364.30	9,364.30	0.42854	0.60206	8.99623	9,563.42
2028	24.3549	24.1418	5.17373	15.2521	0.01506	0.11645	2.75335	2.86980	0.10830	0.65649	0.76480	—	4,345.18	4,345.18	0.12312	0.25107	4.33754	4,427.41
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.59627	0.50648	2.61882	5.59671	0.00747	0.07112	1.18190	1.25301	0.06507	0.28556	0.35063	—	1,550.37	1,550.37	0.07095	0.09968	1.48943	1,583.33
2028	4.44476	4.40588	0.94421	2.78351	0.00275	0.02125	0.50249	0.52374	0.01977	0.11981	0.13958	—	719.394	719.394	0.02038	0.04157	0.71813	733.009

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	126.805	122.465	34.6279	410.745	0.71462	0.65443	67.2791	67.9335	0.61526	17.0596	17.6749	676.280	76,866.8	77,543.1	73.4590	4.07393	85.2447	80,678.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	118.759	114.655	37.2496	346.603	0.68189	0.61067	67.2791	67.8897	0.58226	17.0596	17.6419	676.280	73,685.0	74,361.3	73.9596	4.32475	11.6471	77,510.7
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	120.981	116.721	36.8101	376.064	0.68788	0.63221	66.4140	67.0462	0.59850	16.8434	17.4419	676.280	74,227.4	74,903.7	73.8181	4.26383	42.3128	78,062.0
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	22.0790	21.3015	6.71784	68.6317	0.12554	0.11538	12.1206	12.2359	0.10923	3.07392	3.18314	111.966	12,289.2	12,401.2	12.2214	0.70593	7.00537	12,924.1
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	54.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	137.000	250.000	550.000	250.000	—	—	100.0000	—	—	54.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	87.2864	83.5146	31.6472	335.040	0.69666	0.42524	67.2791	67.7043	0.39685	17.0596	17.4565	—	70,968.7	70,968.7	4.78715	3.74472	75.5567	72,279.8
Area	39.2508	38.8167	0.67921	74.6344	0.00336	0.04417	—	0.04417	0.03340	—	0.03340	0.00000	210.476	210.476	0.00880	0.00176	—	211.219
Energy	0.26778	0.13389	2.30150	1.07030	0.01461	0.18501	—	0.18501	0.18501	—	0.18501	—	5,513.90	5,513.90	0.76465	0.06700	—	5,552.98
Water	—	—	—	—	—	—	—	—	—	—	—	105.225	173.729	278.954	10.8234	0.26046	—	627.156
Waste	—	—	—	—	—	—	—	—	—	—	—	571.055	0.00000	571.055	57.0749	0.00000	—	1,997.93
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.68798	9.68798
Total	126.805	122.465	34.6279	410.745	0.71462	0.65443	67.2791	67.9335	0.61526	17.0596	17.6749	676.280	76,866.8	77,543.1	73.4590	4.07393	85.2447	80,678.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	86.7391	82.7686	34.9481	345.533	0.66728	0.42566	67.2791	67.7047	0.39725	17.0596	17.4569	—	67,997.4	67,997.4	5.29663	3.99729	1.95916	69,323.0
Area	31.7521	31.7521	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Energy	0.26778	0.13389	2.30150	1.07030	0.01461	0.18501	—	0.18501	0.18501	—	0.18501	—	5,513.90	5,513.90	0.76465	0.06700	—	5,552.98
Water	—	—	—	—	—	—	—	—	—	—	—	105.225	173.729	278.954	10.8234	0.26046	—	627.156
Waste	—	—	—	—	—	—	—	—	—	—	—	571.055	0.00000	571.055	57.0749	0.00000	—	1,997.93
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.68798	9.68798
Total	118.759	114.655	37.2496	346.603	0.68189	0.61067	67.2791	67.8897	0.58226	17.0596	17.6419	676.280	73,685.0	74,361.3	73.9596	4.32475	11.6471	77,510.7
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	85.2631	81.3507	34.1736	338.188	0.67162	0.42541	66.4140	66.8394	0.39702	16.8434	17.2404	—	68,435.9	68,435.9	5.15080	3.93552	32.6248	69,770.1
Area	35.4501	35.2360	0.33495	36.8060	0.00166	0.02178	—	0.02178	0.01647	—	0.01647	0.00000	103.796	103.796	0.00434	0.00087	—	104.163
Energy	0.26778	0.13389	2.30150	1.07030	0.01461	0.18501	—	0.18501	0.18501	—	0.18501	—	5,513.90	5,513.90	0.76465	0.06700	—	5,552.98
Water	—	—	—	—	—	—	—	—	—	—	—	105.225	173.729	278.954	10.8234	0.26046	—	627.156
Waste	—	—	—	—	—	—	—	—	—	—	—	571.055	0.00000	571.055	57.0749	0.00000	—	1,997.93
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.68798	9.68798
Total	120.981	116.721	36.8101	376.064	0.68788	0.63221	66.4140	67.0462	0.59850	16.8434	17.4419	676.280	74,227.4	74,903.7	73.8181	4.26383	42.3128	78,062.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	15.5605	14.8465	6.23669	61.7193	0.12257	0.07764	12.1206	12.1982	0.07246	3.07392	3.14637	—	11,330.4	11,330.4	0.85277	0.65157	5.40141	11,551.2
Area	6.46964	6.43058	0.06113	6.71710	0.00030	0.00398	—	0.00398	0.00301	—	0.00301	0.00000	17.1847	17.1847	0.00072	0.00014	—	17.2454

Energy	0.04887	0.02444	0.42002	0.19533	0.00267	0.03377	—	0.03377	0.03377	—	0.03377	—	912.889	912.889	0.12660	0.01109	—	919.359
Water	—	—	—	—	—	—	—	—	—	—	—	17.4212	28.7628	46.1841	1.79194	0.04312	—	103.833
Waste	—	—	—	—	—	—	—	—	—	—	—	94.5447	0.00000	94.5447	9.44940	0.00000	—	330.780
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.60396	1.60396
Total	22.0790	21.3015	6.71784	68.6317	0.12554	0.11538	12.1206	12.2359	0.10923	3.07392	3.18314	111.966	12,289.2	12,401.2	12.2214	0.70593	7.00537	12,924.1

3. Construction Emissions Details

3.1. Demolition (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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	—	0.79594	0.73226	—	0.73226	—	3,426.90	3,426.90	0.13901	0.02780	—	3,438.66
Demolition	—	—	—	—	—	—	19.9933	19.9933	—	3.02755	3.02755	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14461	0.12136	1.09044	1.02086	0.00178	0.04361	—	0.04361	0.04012	—	0.04012	—	187.775	187.775	0.00762	0.00152	—	188.420

Demolition	—	—	—	—	—	—	1.09552	1.09552	—	0.16589	0.16589	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02639	0.02215	0.19901	0.18631	0.00033	0.00796	—	0.00796	0.00732	—	0.00732	—	31.0883	31.0883	0.00126	0.00025	—	31.1950
Demolition	—	—	—	—	—	—	0.19993	0.19993	—	0.03028	0.03028	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05685	0.05157	0.04621	0.54000	0.00000	0.00000	0.12686	0.12686	0.00000	0.02974	0.02974	—	129.450	129.450	0.00693	0.00528	0.01149	131.209
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	1.15610	0.33973	20.7642	7.88483	0.10648	0.30424	4.26420	4.56844	0.20283	1.16746	1.37029	—	15,801.4	15,801.4	0.80623	2.49982	0.81066	16,567.3
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00310	0.00281	0.00251	0.02995	0.00000	0.00000	0.00686	0.00686	0.00000	0.00161	0.00161	—	7.15662	7.15662	0.00036	0.00027	0.01051	7.25701
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.06418	0.01917	1.13804	0.42955	0.00583	0.01667	0.23137	0.24804	0.01111	0.06340	0.07451	—	865.620	865.620	0.04418	0.13670	0.73901	908.200
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00057	0.00051	0.00046	0.00547	0.00000	0.00000	0.00125	0.00125	0.00000	0.00029	0.00029	—	1.18486	1.18486	0.00006	0.00004	0.00174	1.20148
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.01171	0.00350	0.20769	0.07839	0.00106	0.00304	0.04222	0.04527	0.00203	0.01157	0.01360	—	143.313	143.313	0.00731	0.02263	0.12235	150.363

3.3. Site Preparation (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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	—	1.17173	1.07799	—	1.07799	—	5,297.82	5,297.82	0.21490	0.04298	—	5,316.00
Dust From Material Movement	—	—	—	—	—	—	7.66623	7.66623	—	3.93995	3.93995	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09950	0.08361	0.76637	0.77478	0.00134	0.03210	—	0.03210	0.02953	—	0.02953	—	145.146	145.146	0.00589	0.00118	—	145.644
Dust From Material Movement	—	—	—	—	—	—	0.21003	0.21003	—	0.10794	0.10794	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01816	0.01526	0.13986	0.14140	0.00024	0.00586	—	0.00586	0.00539	—	0.00539	—	24.0305	24.0305	0.00097	0.00019	—	24.1130
Dust From Material Movement	—	—	—	—	—	—	0.03833	0.03833	—	0.01970	0.01970	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06632	0.06016	0.05391	0.63000	0.00000	0.00000	0.14800	0.14800	0.00000	0.03469	0.03469	—	151.025	151.025	0.00809	0.00616	0.01341	153.077
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00181	0.00164	0.00147	0.01747	0.00000	0.00000	0.00400	0.00400	0.00000	0.00094	0.00094	—	4.17469	4.17469	0.00021	0.00016	0.00613	4.23326
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00033	0.00030	0.00027	0.00319	0.00000	0.00000	0.00073	0.00073	0.00000	0.00017	0.00017	—	0.69117	0.69117	0.00003	0.00003	0.00102	0.70086
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Grading (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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.50534	2.94546	25.5801	27.2816	0.06093	1.04307	—	1.04307	0.95962	—	0.95962	—	6,598.08	6,598.08	0.26765	0.05353	—	6,620.72
Dust From Material Movement	—	—	—	—	—	—	3.58940	3.58940	—	1.42496	1.42496	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28811	0.24209	2.10247	2.24233	0.00501	0.08573	—	0.08573	0.07887	—	0.07887	—	542.308	542.308	0.02200	0.00440	—	544.169
Dust From Material Movement	—	—	—	—	—	—	0.29502	0.29502	—	0.11712	0.11712	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05258	0.04418	0.38370	0.40922	0.00091	0.01565	—	0.01565	0.01439	—	0.01439	—	89.7852	89.7852	0.00364	0.00073	—	90.0934

Dust From Material Movement	—	—	—	—	—	—	0.05384	0.05384	—	0.02137	0.02137	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07580	0.06876	0.06161	0.72000	0.00000	0.00000	0.16915	0.16915	0.00000	0.03965	0.03965	—	172.600	172.600	0.00925	0.00704	0.01532	174.945
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00619	0.00562	0.00503	0.05990	0.00000	0.00000	0.01372	0.01372	0.00000	0.00321	0.00321	—	14.3132	14.3132	0.00072	0.00054	0.02103	14.5140
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00113	0.00102	0.00092	0.01093	0.00000	0.00000	0.00250	0.00250	0.00000	0.00059	0.00059	—	2.36972	2.36972	0.00012	0.00009	0.00348	2.40296
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.66957	0.56029	5.10896	7.03865	0.01273	0.18311	—	0.18311	0.16846	—	0.16846	—	1,304.09	1,304.09	0.05290	0.01058	—	1,308.56
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12220	0.10225	0.93239	1.28455	0.00232	0.03342	—	0.03342	0.03074	—	0.03074	—	215.906	215.906	0.00876	0.00175	—	216.647
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	3.46743	3.17066	2.21613	36.8556	0.00000	0.00000	7.60481	7.60481	0.00000	1.78255	1.78255	—	8,216.72	8,216.72	0.37606	0.29677	26.6375	8,341.19
Vendor	0.27689	0.13114	4.71729	2.22615	0.02615	0.05231	0.99508	1.04739	0.05231	0.27492	0.32723	—	3,738.05	3,738.05	0.14232	0.52433	8.34002	3,906.20
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.40796	3.09137	2.77002	32.3715	0.00000	0.00000	7.60481	7.60481	0.00000	1.78255	1.78255	—	7,760.15	7,760.15	0.41571	0.31659	0.68884	7,865.58
Vendor	0.26661	0.12086	4.88703	2.26169	0.02615	0.05231	0.99508	1.04739	0.05231	0.27492	0.32723	—	3,740.55	3,740.55	0.14575	0.52433	0.21654	3,900.67
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.84325	1.67102	1.49619	17.8255	0.00000	0.00000	4.08412	4.08412	0.00000	0.95648	0.95648	—	4,259.53	4,259.53	0.21537	0.16145	6.25816	4,319.29
Vendor	0.14691	0.06762	2.63818	1.22788	0.01423	0.02846	0.53550	0.56395	0.02846	0.14810	0.17656	—	2,034.19	2,034.19	0.07929	0.28525	1.96139	2,123.14
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.33639	0.30496	0.27306	3.25316	0.00000	0.00000	0.74535	0.74535	0.00000	0.17456	0.17456	—	705.215	705.215	0.03566	0.02673	1.03611	715.108
Vendor	0.02681	0.01234	0.48147	0.22409	0.00260	0.00519	0.09773	0.10292	0.00519	0.02703	0.03222	—	336.783	336.783	0.01313	0.04723	0.32473	351.509
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.9. Building Construction (2028) - 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	—	0.30024	0.27622	—	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	—	2,405.68

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	—	0.30024	0.27622	—	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	—	2,405.68
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33156	0.27745	2.49759	3.61984	0.00655	0.08402	—	0.08402	0.07730	—	0.07730	—	670.913	670.913	0.02722	0.00544	—	673.215
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06051	0.05063	0.45581	0.66062	0.00120	0.01533	—	0.01533	0.01411	—	0.01411	—	111.077	111.077	0.00451	0.00090	—	111.458
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.36831	3.07154	2.19631	34.8575	0.00000	0.00000	7.60481	7.60481	0.00000	1.78255	1.78255	—	8,070.48	8,070.48	0.13877	0.29677	24.1264	8,186.51
Vendor	0.27689	0.12772	4.47721	2.13398	0.02615	0.05231	0.99508	1.04739	0.05231	0.27492	0.32723	—	3,644.14	3,644.14	0.13889	0.52433	7.44244	3,811.31
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	3.34849	3.03190	2.51290	30.5116	0.00000	0.00000	7.60481	7.60481	0.00000	1.78255	1.78255	—	7,622.49	7,622.49	0.15859	0.29677	0.62437	7,715.52
Vendor	0.26318	0.12086	4.65038	2.19568	0.02615	0.05231	0.99508	1.04739	0.05231	0.27492	0.32723	—	3,646.80	3,646.80	0.13889	0.52433	0.19298	3,806.72
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.92596	0.83736	0.69767	8.65432	0.00000	0.00000	2.10082	2.10082	0.00000	0.49200	0.49200	—	2,152.15	2,152.15	0.04438	0.08305	2.91526	2,180.92
Vendor	0.07557	0.03382	1.29083	0.60581	0.00732	0.01464	0.27545	0.29009	0.01464	0.07618	0.09082	—	1,020.11	1,020.11	0.03887	0.14673	0.89902	1,065.70
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16899	0.15282	0.12733	1.57941	0.00000	0.00000	0.38340	0.38340	0.00000	0.08979	0.08979	—	356.313	356.313	0.00735	0.01375	0.48265	361.077
Vendor	0.01379	0.00617	0.23558	0.11056	0.00134	0.00267	0.05027	0.05294	0.00267	0.01390	0.01657	—	168.890	168.890	0.00643	0.02429	0.14884	176.439
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.11. Paving (2028) - 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.81550	0.68524	6.62754	9.90989	0.01395	0.25554	—	0.25554	0.23510	—	0.23510	—	1,511.03	1,511.03	0.06129	0.01226	—	1,516.22
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.04468	0.03755	0.36315	0.54301	0.00076	0.01400	—	0.01400	0.01288	—	0.01288	—	82.7962	82.7962	0.00336	0.00067	—	83.0803
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.00815	0.00685	0.06628	0.09910	0.00014	0.00256	—	0.00256	0.00235	—	0.00235	—	13.7079	13.7079	0.00056	0.00011	—	13.7549
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05619	0.05124	0.03664	0.58147	0.00000	0.00000	0.12686	0.12686	0.00000	0.02974	0.02974	—	134.627	134.627	0.00231	0.00495	0.40246	136.562
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00302	0.00274	0.00228	0.02827	0.00000	0.00000	0.00686	0.00686	0.00000	0.00161	0.00161	—	7.02954	7.02954	0.00014	0.00027	0.00952	7.12352
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00055	0.00050	0.00042	0.00516	0.00000	0.00000	0.00125	0.00125	0.00000	0.00029	0.00029	—	1.16382	1.16382	0.00002	0.00004	0.00158	1.17938
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.13. Architectural Coating (2028) - 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975
Architectural Coatings	92.3810	92.3810	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975
Architectural Coatings	92.3810	92.3810	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03202	0.02646	0.19927	0.27575	0.00043	0.00379	—	0.00379	0.00348	—	0.00348	—	32.9220	32.9220	0.00134	0.00027	—	33.0350

Architect Coatings	22.7789	22.7789	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00584	0.00483	0.03637	0.05032	0.00008	0.00069	—	0.00069	0.00064	—	0.00064	—	5.45061	5.45061	0.00022	0.00004	—	5.46932
Architectural Coatings	4.15714	4.15714	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.67366	0.61431	0.43926	6.97150	0.00000	0.00000	1.52096	1.52096	0.00000	0.35651	0.35651	—	1,614.10	1,614.10	0.02775	0.05935	4.82529	1,637.30
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.66970	0.60638	0.50258	6.10233	0.00000	0.00000	1.52096	1.52096	0.00000	0.35651	0.35651	—	1,524.50	1,524.50	0.03172	0.05935	0.12487	1,543.10
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16318	0.14756	0.12295	1.52510	0.00000	0.00000	0.37021	0.37021	0.00000	0.08670	0.08670	—	379.260	379.260	0.00782	0.01464	0.51374	384.331
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02978	0.02693	0.02244	0.27833	0.00000	0.00000	0.06756	0.06756	0.00000	0.01582	0.01582	—	62.7908	62.7908	0.00129	0.00242	0.08506	63.6303
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	17.2817	16.5349	6.26578	66.3342	0.13793	0.08419	13.3205	13.4047	0.07857	3.37761	3.45619	—	14,051.0	14,051.0	0.94780	0.74141	14.9594	14,310.6
Strip Mall	70.0047	66.9796	25.3814	268.706	0.55873	0.34105	53.9586	54.2996	0.31828	13.6820	14.0003	—	56,917.7	56,917.7	3.83935	3.00331	60.5973	57,969.2
Total	87.2864	83.5146	31.6472	335.040	0.69666	0.42524	67.2791	67.7043	0.39685	17.0596	17.4565	—	70,968.7	70,968.7	4.78715	3.74472	75.5567	72,279.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	17.1734	16.3872	6.91933	68.4116	0.13211	0.08428	13.3205	13.4048	0.07865	3.37761	3.45626	—	13,462.7	13,462.7	1.04867	0.79142	0.38789	13,725.2
Strip Mall	69.5657	66.3813	28.0288	277.121	0.53517	0.34138	53.9586	54.2999	0.31860	13.6820	14.0006	—	54,534.7	54,534.7	4.24796	3.20588	1.57127	55,597.8
Total	86.7391	82.7686	34.9481	345.533	0.66728	0.42566	67.2791	67.7047	0.39725	17.0596	17.4569	—	67,997.4	67,997.4	5.29663	3.99729	1.95916	69,323.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	3.08081	2.93944	1.23479	12.2197	0.02427	0.01537	2.39973	2.41511	0.01435	0.60860	0.62295	—	2,243.28	2,243.28	0.16884	0.12900	1.06942	2,287.01
Strip Mall	12.4797	11.9071	5.00189	49.4996	0.09830	0.06227	9.72083	9.78309	0.05811	2.46532	2.52343	—	9,087.07	9,087.07	0.68393	0.52257	4.33200	9,264.23
Total	15.5605	14.8465	6.23669	61.7193	0.12257	0.07764	12.1206	12.1982	0.07246	3.07392	3.14637	—	11,330.4	11,330.4	0.85277	0.65157	5.40141	11,551.2

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,835.95	1,835.95	0.35716	0.04329	—	1,857.78
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	773.306	773.306	0.15043	0.01823	—	782.501
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,609.26	2,609.26	0.50759	0.06153	—	2,640.28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,835.95	1,835.95	0.35716	0.04329	—	1,857.78
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	773.306	773.306	0.15043	0.01823	—	782.501
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,609.26	2,609.26	0.50759	0.06153	—	2,640.28
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	303.963	303.963	0.05913	0.00717	—	307.577
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	128.030	128.030	0.02491	0.00302	—	129.552
Total	—	—	—	—	—	—	—	—	—	—	—	—	431.993	431.993	0.08404	0.01019	—	437.129

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.24365	0.12182	2.08208	0.88599	0.01329	0.16834	—	0.16834	0.16834	—	0.16834	—	2,642.84	2,642.84	0.23389	0.00498	—	2,650.17
Strip Mall	0.02414	0.01207	0.21941	0.18431	0.00132	0.01668	—	0.01668	0.01668	—	0.01668	—	261.796	261.796	0.02317	0.00049	—	262.522
Total	0.26778	0.13389	2.30150	1.07030	0.01461	0.18501	—	0.18501	0.18501	—	0.18501	—	2,904.64	2,904.64	0.25706	0.00547	—	2,912.70
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.24365	0.12182	2.08208	0.88599	0.01329	0.16834	—	0.16834	0.16834	—	0.16834	—	2,642.84	2,642.84	0.23389	0.00498	—	2,650.17
Strip Mall	0.02414	0.01207	0.21941	0.18431	0.00132	0.01668	—	0.01668	0.01668	—	0.01668	—	261.796	261.796	0.02317	0.00049	—	262.522
Total	0.26778	0.13389	2.30150	1.07030	0.01461	0.18501	—	0.18501	0.18501	—	0.18501	—	2,904.64	2,904.64	0.25706	0.00547	—	2,912.70
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04447	0.02223	0.37998	0.16169	0.00243	0.03072	—	0.03072	0.03072	—	0.03072	—	437.553	437.553	0.03872	0.00082	—	438.766

Strip Mall	0.00440	0.00220	0.04004	0.03364	0.00024	0.00304	—	0.00304	0.00304	—	0.00304	—	43.3433	43.3433	0.00384	0.00008	—	43.4635
Total	0.04887	0.02444	0.42002	0.19533	0.00267	0.03377	—	0.03377	0.03377	—	0.03377	—	480.896	480.896	0.04256	0.00091	—	482.230

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	29.4743	29.4743	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.27789	2.27789	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	7.49863	7.06456	0.67921	74.6344	0.00336	0.04417	—	0.04417	0.03340	—	0.03340	—	210.476	210.476	0.00880	0.00176	—	211.219
Total	39.2508	38.8167	0.67921	74.6344	0.00336	0.04417	—	0.04417	0.03340	—	0.03340	0.00000	210.476	210.476	0.00880	0.00176	—	211.219
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	29.4743	29.4743	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	2.27789	2.27789	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	31.7521	31.7521	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	5.37905	5.37905	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.41571	0.41571	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.67488	0.63581	0.06113	6.71710	0.00030	0.00398	—	0.00398	0.00301	—	0.00301	—	17.1847	17.1847	0.00072	0.00014	—	17.2454
Total	6.46964	6.43058	0.06113	6.71710	0.00030	0.00398	—	0.00398	0.00301	—	0.00301	0.00000	17.1847	17.1847	0.00072	0.00014	—	17.2454

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	78.4316	129.492	207.924	8.06745	0.19413	—	467.462
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	26.7937	44.2369	71.0305	2.75599	0.06632	—	159.694
Total	—	—	—	—	—	—	—	—	—	—	—	105.225	173.729	278.954	10.8234	0.26046	—	627.156

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	78.4316	129.492	207.924	8.06745	0.19413	—	467.462
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	26.7937	44.2369	71.0305	2.75599	0.06632	—	159.694
Total	—	—	—	—	—	—	—	—	—	—	—	105.225	173.729	278.954	10.8234	0.26046	—	627.156
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	12.9852	21.4389	34.4241	1.33566	0.03214	—	77.3937
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	4.43600	7.32392	11.7599	0.45629	0.01098	—	26.4391
Total	—	—	—	—	—	—	—	—	—	—	—	17.4212	28.7628	46.1841	1.79194	0.04312	—	103.833

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	464.235	0.00000	464.235	46.3986	0.00000	—	1,624.20
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	106.821	0.00000	106.821	10.6763	0.00000	—	373.729
Total	—	—	—	—	—	—	—	—	—	—	—	571.055	0.00000	571.055	57.0749	0.00000	—	1,997.93

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	464.235	0.00000	464.235	46.3986	0.00000	—	1,624.20
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	106.821	0.00000	106.821	10.6763	0.00000	—	373.729
Total	—	—	—	—	—	—	—	—	—	—	—	571.055	0.00000	571.055	57.0749	0.00000	—	1,997.93
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	76.8593	0.00000	76.8593	7.68182	0.00000	—	268.905
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	17.6854	0.00000	17.6854	1.76759	0.00000	—	61.8751
Total	—	—	—	—	—	—	—	—	—	—	—	94.5447	0.00000	94.5447	9.44940	0.00000	—	330.780

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.51229	8.51229
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17568	1.17568
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.68798	9.68798

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.51229	8.51229
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.17568	1.17568
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9.68798	9.68798
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.40931	1.40931
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.19465	0.19465
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.60396	1.60396

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

Equipment Type	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

Vegetation	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2027	1/29/2027	5.00000	20.0000	—
Site Preparation	Site Preparation	1/30/2027	2/13/2027	5.00000	10.00000	—
Grading	Grading	2/14/2027	3/28/2027	5.00000	30.0000	—
Building Construction	Building Construction	3/29/2027	5/22/2028	5.00000	300.000	—
Paving	Paving	5/23/2028	6/20/2028	5.00000	20.0000	—
Architectural Coating	Architectural Coating	1/18/2028	5/22/2028	5.00000	90.0000	—

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	1.000000	8.00000	33.0000	0.73000
Demolition	Excavators	Diesel	Average	3.00000	8.00000	36.0000	0.38000
Demolition	Rubber Tired Dozers	Diesel	Average	2.00000	8.00000	367.000	0.40000

Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00000	8.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00000	8.00000	84.0000	0.37000
Grading	Excavators	Diesel	Average	2.00000	8.00000	36.0000	0.38000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Grading	Scrapers	Diesel	Average	2.00000	8.00000	423.000	0.48000
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00000	8.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	7.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	3.00000	8.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	7.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	1.000000	8.00000	46.0000	0.45000
Paving	Pavers	Diesel	Average	2.00000	8.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	2.00000	8.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	2.00000	8.00000	36.0000	0.38000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	15.0000	11.9700	LDA,LDT1,LDT2
Demolition	Vendor	—	7.63000	HHDT,MHDT
Demolition	Hauling	230.000	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	17.5000	11.9700	LDA,LDT1,LDT2

Site Preparation	Vendor	—	7.63000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	20.0000	11.9700	LDA,LDT1,LDT2
Grading	Vendor	—	7.63000	HHDT,MHDT
Grading	Hauling	0.00000	20.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	899.205	11.9700	LDA,LDT1,LDT2
Building Construction	Vendor	155.477	7.63000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15.0000	11.9700	LDA,LDT1,LDT2
Paving	Vendor	—	7.63000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	179.841	11.9700	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	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	2,406,783	802,261	283,151	94,383.5	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	400,000	0.00000
Site Preparation	—	—	15.0000	0.00000	0.00000
Grading	—	—	90.0000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.00000

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

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Apartments Mid Rise	—	0%
Paving	Strip Mall	0.00000	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00000	588.983	0.03300	0.00400
2028	0.00000	588.983	0.03300	0.00400

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
Apartments Mid Rise	6,990.00	6,990.00	6,990.00	2,551,350	18,873.0	18,873.0	18,873.0	6,888,645
Strip Mall	28,315.1	28,315.1	28,315.1	10,334,993	76,450.6	76,450.6	76,450.6	27,904,482

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Apartments Mid Rise	Wood Fireplaces	0	0
Apartments Mid Rise	Gas Fireplaces	0	0
Apartments Mid Rise	Propane Fireplaces	0	0
Apartments Mid Rise	Electric Fireplaces	0	0
Apartments Mid Rise	No Fireplaces	1,165	1,165
Apartments Mid Rise	Conventional Wood Stoves	0	0
Apartments Mid Rise	Catalytic Wood Stoves	0	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	0	0
Apartments Mid Rise	Pellet Wood Stoves	0	0
Strip Mall	Wood Fireplaces	0	0
Strip Mall	Gas Fireplaces	0	0
Strip Mall	Propane Fireplaces	0	0
Strip Mall	Electric Fireplaces	0	0
Strip Mall	No Fireplaces	0	0
Strip Mall	Conventional Wood Stoves	0	0
Strip Mall	Catalytic Wood Stoves	0	0
Strip Mall	Non-Catalytic Wood Stoves	0	0
Strip Mall	Pellet Wood Stoves	0	0

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)
2,406,783	802,261	283,151	94,383.5	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

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)
Apartments Mid Rise	3,950,363	169.636	0.0330	0.0040	8,246,378
Strip Mall	1,663,898	169.636	0.0330	0.0040	816,873

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	40,930,032	0.00000
Strip Mall	13,982,448	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	861.387	0.00000
Strip Mall	198.205	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088.00	0.00180	4.00000	4.00000	18.0000
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430.00	0.03750	1.000000	0.00000	1.000000
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922.00	0.00040	7.50000	7.50000	20.0000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

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)

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	7.46000	annual days of extreme heat
Extreme Precipitation	2.35000	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	1.26000	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	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 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	32.1469
AQ-PM	49.9440
AQ-DPM	53.6403
Drinking Water	28.9871
Lead Risk Housing	40.1008
Pesticides	0.00000
Toxic Releases	41.1103
Traffic	70.8375
Effect Indicators	—
CleanUp Sites	80.0859
Groundwater	97.0613

Haz Waste Facilities/Generators	77.8028
Impaired Water Bodies	33.1583
Solid Waste	0.00000
Sensitive Population	—
Asthma	19.1675
Cardio-vascular	5.95713
Low Birth Weights	43.5463
Socioeconomic Factor Indicators	—
Education	44.9380
Housing	99.8606
Linguistic	28.7996
Poverty	81.7588
Unemployment	98.9459

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	33.59425125
Employed	0.269472604
Median HI	38.75272681
Education	—
Bachelor's or higher	30.14243552
High school enrollment	100
Preschool enrollment	46.22096753
Transportation	—
Auto Access	38.61157449
Active commuting	58.24457847

Social	—
2-parent households	79.00680098
Voting	3.233671243
Neighborhood	—
Alcohol availability	26.02335429
Park access	53.13743103
Retail density	92.21095855
Supermarket access	94.25125112
Tree canopy	6.659822918
Housing	—
Homeownership	0.153984345
Housing habitability	10.63775183
Low-inc homeowner severe housing cost burden	29.32118568
Low-inc renter severe housing cost burden	6.351854228
Uncrowded housing	84.29359682
Health Outcomes	—
Insured adults	87.48877197
Arthritis	99.1
Asthma ER Admissions	95.3
High Blood Pressure	99.2
Cancer (excluding skin)	99.1
Asthma	43.1
Coronary Heart Disease	99.4
Chronic Obstructive Pulmonary Disease	97.7
Diagnosed Diabetes	98.9
Life Expectancy at Birth	60.7
Cognitively Disabled	56.3
Physically Disabled	85.5

Heart Attack ER Admissions	94.1
Mental Health Not Good	39.0
Chronic Kidney Disease	98.6
Obesity	48.4
Pedestrian Injuries	82.1
Physical Health Not Good	92.3
Stroke	98.8
Health Risk Behaviors	—
Binge Drinking	0.9
Current Smoker	26.1
No Leisure Time for Physical Activity	70.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	0.0
Elderly	99.1
English Speaking	59.8
Foreign-born	15.2
Outdoor Workers	23.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	15.8
Traffic Density	70.4
Traffic Access	53.4
Other Indices	—
Hardship	39.7
Other Decision Support	—
2016 Voting	15.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	53.0000
Healthy Places Index Score for Project Location (b)	15.0000
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	16.05 total acres Proposed RM-3-9 zoning allows: 1,165 multi-family dwelling units, 1,188,535 sf 188,767 sf retail
Construction: Construction Phases	Architectural coatings simultaneous with last 30% of building construction
Operations: Vehicle Data	Residential - 6 trips/du Retail (supermarket) - 150 trips/ksf Trip length - 2.7 miles based on Midway - Pacific Highway EIR
Operations: Hearths	No fireplaces or wood stoves

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	30.6579	14.0600
Building Area	sq. ft	1,118,400	1,188,535
Landscape Area	sq. ft	—	0.00000
Lot Area	acre	4.33349	1.99000
Landscape Area	sq. ft	—	0.00000

8.4. Construction

8.4.1. Construction Phases

Phase Type	Phase Name	Model Parameter	Default Value	New Value
Architectural Coating	Architectural Coating	Start Date	6/21/2028	1/18/2028
Architectural Coating	Architectural Coating	End Date	7/19/2028	5/22/2028
Architectural Coating	Architectural Coating	Work Days per Phase	20.0000	90.0000

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

Land Use	Model Parameter	Units	Default Value	New Value
Apartments Mid Rise	Weekday Trip Rate	size/day	5.44000	6.00000
Apartments Mid Rise	Saturday Trip Rate	size/day	4.91000	6.00000
Apartments Mid Rise	Sunday Trip Rate	size/day	4.09000	6.00000
Apartments Mid Rise	Res H-W Trip Length	miles	5.68279	2.70000
Apartments Mid Rise	Res H-S Trip Length	miles	4.55331	2.70000
Apartments Mid Rise	Res H-O Trip Length	miles	4.60818	2.70000

Strip Mall	Weekday Trip Rate	size/day	44.3200	150.000
Strip Mall	Saturday Trip Rate	size/day	42.0400	150.000
Strip Mall	Sunday Trip Rate	size/day	20.4300	150.000
Strip Mall	Non-Res H-W Trip Length	miles	10.0149	2.70000
Strip Mall	Non-Res W-O Trip Length	miles	5.83056	2.70000
Strip Mall	Non-Res O-O Trip Length	miles	6.39050	2.70000

8.5.2. Area Sources

8.5.2.1. Hearths

Land Use	Model Parameter	Units	Default Value	New Value
Apartments Mid Rise	Wood Fireplaces	—	408	0
Apartments Mid Rise	Gas Fireplaces	—	641	0
Apartments Mid Rise	No Fireplaces	—	117	1,165
Apartments Mid Rise	Hours/Day	—	3	0
Apartments Mid Rise	Days/Year	—	82	0
Apartments Mid Rise	Wood Mass	lb/year	3,078	0
Apartments Mid Rise	Catalytic Wood Stoves	—	58	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	—	58	0
Apartments Mid Rise	Days/Year	—	82	0
Apartments Mid Rise	Wood Mass	lb/year	3,019	0