

Appendix A
CalEEMod Air Quality and GHG Modeling
(Available for review at City Hall)

Palm Springs Nexus Hotel Detailed Report

Table of Contents

1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.2. Construction Emissions by Year, Unmitigated
 - 2.4. Operations Emissions Compared Against Thresholds
 - 2.5. Operations Emissions by Sector, Unmitigated
3. Construction Emissions Details
 - 3.1. Demolition (2025) - Unmitigated
 - 3.3. Site Preparation (2025) - Unmitigated
 - 3.5. Grading (2025) - Unmitigated
 - 3.7. Building Construction (2025) - Unmitigated
 - 3.9. Building Construction (2026) - Unmitigated

3.11. Paving (2026) - Unmitigated

3.13. Architectural Coating (2026) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

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

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Palm Springs Nexus Hotel
Construction Start Date	6/1/2025
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.30
Precipitation (days)	11.2
Location	33.824318914418356, -116.54072540392795
County	Riverside-Salton Sea
City	Palm Springs
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5679
EDFZ	11
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.28

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
Condo/Townhouse High Rise	132	Dwelling Unit	2.06	175,747	49,223	—	426	—

Hotel	125	Room	4.17	199,186	49,223	—	—	—
Unenclosed Parking with Elevator	500	Space	4.50	165,465	0.00	—	—	—
Quality Restaurant	6.04	1000sqft	0.14	6,040	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	20.4	48.1	41.8	0.17	21.3	11.4	24,134
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	21.4	22.0	41.0	0.06	5.52	1.84	10,437
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	10.3	10.6	23.9	0.03	3.64	1.55	6,330
Annual (Max)	—	—	—	—	—	—	—
Unmit.	1.87	1.94	4.36	0.01	0.66	0.28	1,048
Exceeds (Daily Max)	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	55.0	150	—
Unmit.	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	55.0	150	—
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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—
2025	3.64	48.1	38.1	0.17	21.3	11.4	24,134
2026	20.4	14.5	41.8	0.04	5.01	1.50	9,404
Daily - Winter (Max)	—	—	—	—	—	—	—
2025	2.20	14.5	27.8	0.04	4.38	1.38	8,082
2026	21.4	22.0	41.0	0.06	5.52	1.84	10,437
Average Daily	—	—	—	—	—	—	—
2025	1.12	10.1	12.5	0.03	3.64	1.55	4,076
2026	10.3	10.6	23.9	0.03	3.42	1.05	6,330
Annual	—	—	—	—	—	—	—
2025	0.20	1.85	2.28	< 0.005	0.66	0.28	675
2026	1.87	1.94	4.36	0.01	0.62	0.19	1,048

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.	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	17.9	9.65	98.7	0.20	16.1	4.31	30,050
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	13.7	10.1	50.0	0.18	16.0	4.29	27,805
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	15.4	9.04	62.9	0.17	13.8	3.71	26,199
Annual (Max)	—	—	—	—	—	—	—
Unmit.	2.80	1.65	11.5	0.03	2.51	0.68	4,338

Exceeds (Daily Max)	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	55.0	150	—
Unmit.	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	55.0	150	—
Unmit.	No	No	No	No	No	No	—
Exceeds (Annual)	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	3,000
Unmit.	—	—	—	—	—	—	Yes

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Mobile	5.45	7.23	73.4	0.19	15.9	4.12	19,690
Area	12.3	0.21	23.6	< 0.005	0.03	0.02	86.6
Energy	0.12	2.21	1.68	0.01	0.17	0.17	9,461
Water	—	—	—	—	—	—	167
Waste	—	—	—	—	—	—	323
Refrig.	—	—	—	—	—	—	322
Total	17.9	9.65	98.7	0.20	16.1	4.31	30,050
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	4.53	7.89	48.3	0.17	15.9	4.12	17,532
Area	9.02	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.12	2.21	1.68	0.01	0.17	0.17	9,461
Water	—	—	—	—	—	—	167
Waste	—	—	—	—	—	—	323

Refrig.	—	—	—	—	—	—	322
Total	13.7	10.1	50.0	0.18	16.0	4.29	27,805
Average Daily	—	—	—	—	—	—	—
Mobile	4.59	6.73	49.5	0.15	13.6	3.52	15,883
Area	10.6	0.10	11.6	< 0.005	0.02	0.01	42.7
Energy	0.12	2.21	1.68	0.01	0.17	0.17	9,461
Water	—	—	—	—	—	—	167
Waste	—	—	—	—	—	—	323
Refrig.	—	—	—	—	—	—	322
Total	15.4	9.04	62.9	0.17	13.8	3.71	26,199
Annual	—	—	—	—	—	—	—
Mobile	0.84	1.23	9.04	0.03	2.48	0.64	2,630
Area	1.94	0.02	2.13	< 0.005	< 0.005	< 0.005	7.07
Energy	0.02	0.40	0.31	< 0.005	0.03	0.03	1,566
Water	—	—	—	—	—	—	27.6
Waste	—	—	—	—	—	—	53.5
Refrig.	—	—	—	—	—	—	53.3
Total	2.80	1.65	11.5	0.03	2.51	0.68	4,338

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	2.40	22.2	19.9	0.03	0.92	0.84	3,437
Demolition	—	—	—	—	2.78	0.42	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.20	1.82	1.64	< 0.005	0.08	0.07	282
Demolition	—	—	—	—	0.23	0.03	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.33	0.30	< 0.005	0.01	0.01	46.8
Demolition	—	—	—	—	0.04	0.01	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	0.08	0.08	1.43	0.00	0.20	0.05	226
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.07	3.73	0.86	0.02	0.95	0.29	3,506
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.02	< 0.005	16.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.32	0.07	< 0.005	0.08	0.02	288
Annual	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	< 0.005	< 0.005	2.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.06	0.01	< 0.005	0.01	< 0.005	47.7

3.3. Site Preparation (2025) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
----------	-----	-----	----	-----	-------	--------	------

Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	1.26	5,314
Dust From Material Movement	—	—	—	—	19.7	10.1	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.23	2.17	2.07	< 0.005	0.09	0.09	364
Dust From Material Movement	—	—	—	—	1.35	0.69	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.40	0.38	< 0.005	0.02	0.02	60.3
Dust From Material Movement	—	—	—	—	0.25	0.13	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	0.09	0.09	1.67	0.00	0.23	0.05	264
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.08	0.00	0.02	< 0.005	16.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	2.72

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	3.20	29.7	28.3	0.06	1.23	1.14	6,622
Dust From Material Movement	—	—	—	—	9.35	3.68	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.18	1.63	1.55	< 0.005	0.07	0.06	363
Dust From Material Movement	—	—	—	—	0.51	0.20	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.30	0.28	< 0.005	0.01	0.01	60.1
Dust From Material Movement	—	—	—	—	0.09	0.04	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	0.11	0.10	1.91	0.00	0.26	0.06	301
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.34	18.3	4.24	0.11	4.67	1.43	17,211
Daily, Winter (Max)	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.01	< 0.005	15.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.06	0.23	0.01	0.25	0.08	942
Annual	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	2.48
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.19	0.04	< 0.005	0.05	0.01	156

3.7. Building Construction (2025) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	0.40	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	0.40	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.24	2.25	2.81	0.01	0.09	0.09	518
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.41	0.51	< 0.005	0.02	0.02	85.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	1.32	1.31	23.9	0.00	3.28	0.77	3,777

Vendor	0.09	2.50	1.11	0.02	0.67	0.21	2,471
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	0.99	1.42	13.6	0.00	3.28	0.77	3,209
Vendor	0.08	2.69	1.13	0.02	0.67	0.21	2,467
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	0.22	0.28	3.66	0.00	0.70	0.16	739
Vendor	0.02	0.57	0.24	< 0.005	0.14	0.05	531
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	0.04	0.05	0.67	0.00	0.13	0.03	122
Vendor	< 0.005	0.10	0.04	< 0.005	0.03	0.01	88.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2026) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	0.35	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	0.35	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.77	7.04	9.26	0.02	0.27	0.25	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.28	1.69	< 0.005	0.05	0.05	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	1.14	1.20	22.2	0.00	3.28	0.77	3,697
Vendor	0.09	2.39	1.04	0.02	0.67	0.21	2,428
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	0.94	1.30	12.6	0.00	3.28	0.77	3,142
Vendor	0.08	2.58	1.07	0.02	0.67	0.21	2,424
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	0.71	0.85	11.2	0.00	2.32	0.54	2,399
Vendor	0.06	1.80	0.75	0.01	0.48	0.15	1,732
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	0.13	0.15	2.05	0.00	0.42	0.10	397
Vendor	0.01	0.33	0.14	< 0.005	0.09	0.03	287
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2026) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	0.76	7.12	9.94	0.01	0.32	0.29	1,516

Paving	0.41	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.39	0.54	< 0.005	0.02	0.02	83.1
Paving	0.02	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.10	< 0.005	< 0.005	< 0.005	13.8
Paving	< 0.005	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	0.06	0.08	0.75	0.00	0.20	0.05	188
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.01	< 0.005	11.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	1.82
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2026) - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
----------	-----	-----	----	-----	-------	--------	------

Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	0.02	134
Architectural Coatings	17.7	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	0.02	134
Architectural Coatings	17.7	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.41	0.54	< 0.005	0.01	0.01	64.2
Architectural Coatings	8.50	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.10	< 0.005	< 0.005	< 0.005	10.6
Architectural Coatings	1.55	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	0.23	0.24	4.45	0.00	0.66	0.15	739
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	0.19	0.26	2.52	0.00	0.66	0.15	628
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	0.09	0.11	1.51	0.00	0.31	0.07	322

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	0.02	0.02	0.28	0.00	0.06	0.01	53.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	1.95	2.49	25.1	0.06	5.37	1.39	6,668
Hotel	1.90	2.58	26.3	0.07	5.72	1.48	7,083
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	1.60	2.17	22.1	0.06	4.79	1.24	5,939
Total	5.45	7.23	73.4	0.19	15.9	4.12	19,690
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	1.62	2.71	16.6	0.06	5.37	1.39	5,938
Hotel	1.58	2.82	17.2	0.06	5.72	1.48	6,306
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	1.33	2.36	14.5	0.05	4.79	1.24	5,288
Total	4.53	7.89	48.3	0.17	15.9	4.12	17,532

Annual	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.31	0.47	3.51	0.01	0.97	0.25	1,031
Hotel	0.30	0.49	3.67	0.01	1.04	0.27	1,095
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	0.22	0.26	1.86	0.01	0.47	0.12	504
Total	0.84	1.23	9.04	0.03	2.48	0.64	2,630

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	1,093
Hotel	—	—	—	—	—	—	4,695
Unenclosed Parking with Elevator	—	—	—	—	—	—	682
Quality Restaurant	—	—	—	—	—	—	310
Total	—	—	—	—	—	—	6,780
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	1,093
Hotel	—	—	—	—	—	—	4,695
Unenclosed Parking with Elevator	—	—	—	—	—	—	682
Quality Restaurant	—	—	—	—	—	—	310
Total	—	—	—	—	—	—	6,780
Annual	—	—	—	—	—	—	—

Condo/Townhouse High Rise	—	—	—	—	—	—	181
Hotel	—	—	—	—	—	—	777
Unenclosed Parking with Elevator	—	—	—	—	—	—	113
Quality Restaurant	—	—	—	—	—	—	51.4
Total	—	—	—	—	—	—	1,123

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.03	0.43	0.18	< 0.005	0.03	0.03	547
Hotel	0.09	1.60	1.34	0.01	0.12	0.12	1,913
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	0.01	0.19	0.16	< 0.005	0.01	0.01	221
Total	0.12	2.21	1.68	0.01	0.17	0.17	2,681
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.03	0.43	0.18	< 0.005	0.03	0.03	547
Hotel	0.09	1.60	1.34	0.01	0.12	0.12	1,913
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	0.01	0.19	0.16	< 0.005	0.01	0.01	221
Total	0.12	2.21	1.68	0.01	0.17	0.17	2,681
Annual	—	—	—	—	—	—	—
Condo/Townhouse High Rise	< 0.005	0.08	0.03	< 0.005	0.01	0.01	90.6
Hotel	0.02	0.29	0.25	< 0.005	0.02	0.02	317

Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	36.7
Total	0.02	0.40	0.31	< 0.005	0.03	0.03	444

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	8.17	—	—	—	—	—	—
Architectural Coatings	0.85	—	—	—	—	—	—
Landscape Equipment	3.30	0.21	23.6	< 0.005	0.03	0.02	86.6
Total	12.3	0.21	23.6	< 0.005	0.03	0.02	86.6
Daily, Winter (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	8.17	—	—	—	—	—	—
Architectural Coatings	0.85	—	—	—	—	—	—
Total	9.02	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.49	—	—	—	—	—	—
Architectural Coatings	0.16	—	—	—	—	—	—
Landscape Equipment	0.30	0.02	2.13	< 0.005	< 0.005	< 0.005	7.07
Total	1.94	0.02	2.13	< 0.005	< 0.005	< 0.005	7.07

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	86.7
Hotel	—	—	—	—	—	—	52.4
Unenclosed Parking with Elevator	—	—	—	—	—	—	0.00
Quality Restaurant	—	—	—	—	—	—	27.8
Total	—	—	—	—	—	—	167
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	86.7
Hotel	—	—	—	—	—	—	52.4
Unenclosed Parking with Elevator	—	—	—	—	—	—	0.00
Quality Restaurant	—	—	—	—	—	—	27.8
Total	—	—	—	—	—	—	167
Annual	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	14.3
Hotel	—	—	—	—	—	—	8.67
Unenclosed Parking with Elevator	—	—	—	—	—	—	0.00
Quality Restaurant	—	—	—	—	—	—	4.60
Total	—	—	—	—	—	—	27.6

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	184
Hotel	—	—	—	—	—	—	129
Unenclosed Parking with Elevator	—	—	—	—	—	—	0.00
Quality Restaurant	—	—	—	—	—	—	10.4
Total	—	—	—	—	—	—	323
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	184
Hotel	—	—	—	—	—	—	129
Unenclosed Parking with Elevator	—	—	—	—	—	—	0.00
Quality Restaurant	—	—	—	—	—	—	10.4
Total	—	—	—	—	—	—	323
Annual	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	30.4
Hotel	—	—	—	—	—	—	21.4
Unenclosed Parking with Elevator	—	—	—	—	—	—	0.00
Quality Restaurant	—	—	—	—	—	—	1.72
Total	—	—	—	—	—	—	53.5

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	1.26
Hotel	—	—	—	—	—	—	311
Quality Restaurant	—	—	—	—	—	—	9.44
Total	—	—	—	—	—	—	322
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	1.26
Hotel	—	—	—	—	—	—	311
Quality Restaurant	—	—	—	—	—	—	9.44
Total	—	—	—	—	—	—	322
Annual	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	0.21
Hotel	—	—	—	—	—	—	51.6
Quality Restaurant	—	—	—	—	—	—	1.56
Total	—	—	—	—	—	—	53.3

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	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	ROG	NOx	CO	SO2	PM10T	PM2.5T	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	6/1/2025	7/11/2025	5.00	30.0	—
Site Preparation	Site Preparation	7/12/2025	8/15/2025	5.00	25.0	—
Grading	Grading	8/16/2025	9/12/2025	5.00	20.0	—
Building Construction	Building Construction	9/13/2025	12/31/2026	5.00	339	—
Paving	Paving	11/2/2026	11/29/2026	5.00	20.0	—
Architectural Coating	Architectural Coating	5/1/2026	12/31/2026	5.00	175	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Tractors/Loaders/Back hoes	Diesel	Average	2.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	3.00	7.00	84.0	0.37

Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	49.0	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	241	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	251	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	74.9	10.2	HHDT,MHDT

Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	50.1	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	355,888	118,629	316,660	103,593	11,761

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	5,884	—

Site Preparation	—	—	37.5	0.00	—
Grading	—	38,512	60.0	0.00	—
Paving	0.00	0.00	0.00	0.00	6.24

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Condo/Townhouse High Rise	0.87	50%
Hotel	0.87	50%
Unenclosed Parking with Elevator	4.50	50%
Quality Restaurant	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	349	0.03	< 0.005
2026	0.00	346	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse High Rise	504	504	504	183,951	7,518	7,518	7,518	2,744,028

Hotel	477	477	477	174,105	8,002	8,002	8,002	2,920,572
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quality Restaurant	400	400	400	146,000	2,400	6,710	6,710	1,325,590

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse High Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	132
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	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)
355887.675	118,629	316,660	103,593	11,761

5.10.3. Landscape Equipment

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

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse High Rise	747,009	532	0.0330	0.0040	1,701,851
Hotel	3,208,984	532	0.0330	0.0040	5,952,404
Unenclosed Parking with Elevator	466,280	532	0.0330	0.0040	0.00
Quality Restaurant	212,094	532	0.0330	0.0040	688,915

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse High Rise	5,368,938	1,128,966
Hotel	3,170,846	923,700
Unenclosed Parking with Elevator	0.00	0.00
Quality Restaurant	1,833,344	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
----------	------------------	-------------------------

Condo/Townhouse High Rise	97.5	—
Hotel	68.4	—
Unenclosed Parking with Elevator	0.00	—
Quality Restaurant	5.51	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Quality Restaurant	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Quality Restaurant	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Quality Restaurant	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

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	21.5	annual days of extreme heat
Extreme Precipitation	0.90	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	4.44	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	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	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	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	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	91.1
AQ-PM	5.36
AQ-DPM	63.3
Drinking Water	31.9
Lead Risk Housing	15.9
Pesticides	6.24
Toxic Releases	7.46
Traffic	24.5
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	78.3
Haz Waste Facilities/Generators	52.6
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	68.0
Cardio-vascular	61.3
Low Birth Weights	17.2
Socioeconomic Factor Indicators	—
Education	21.4
Housing	73.0
Linguistic	21.4
Poverty	71.4
Unemployment	70.9

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	17.66970358
Employed	37.23854741
Median HI	9.470037213
Education	—
Bachelor's or higher	57.47465674
High school enrollment	17.54138329
Preschool enrollment	52.73963814
Transportation	—
Auto Access	12.08777108
Active commuting	90.87642756
Social	—
2-parent households	22.87950725
Voting	38.61157449
Neighborhood	—
Alcohol availability	42.75631977
Park access	56.2941101
Retail density	74.52842294
Supermarket access	72.6806108
Tree canopy	31.00218144
Housing	—
Homeownership	22.34056204
Housing habitability	16.56614911
Low-inc homeowner severe housing cost burden	22.49454639
Low-inc renter severe housing cost burden	22.19940973
Uncrowded housing	45.28422944
Health Outcomes	—

Insured adults	23.77774926
Arthritis	0.0
Asthma ER Admissions	47.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	6.0
Cognitively Disabled	8.2
Physically Disabled	9.6
Heart Attack ER Admissions	51.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	96.0
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	55.0
Elderly	5.2

English Speaking	51.0
Foreign-born	47.5
Outdoor Workers	55.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	40.9
Traffic Density	25.6
Traffic Access	23.0
Other Indices	—
Hardship	62.1
Other Decision Support	—
2016 Voting	62.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	34.0
Healthy Places Index Score for Project Location (b)	28.0
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

Screen	Justification
Characteristics: Project Details	Changed default setting from rural to urban because the surrounding environment is highly urbanized.
Construction: Construction Phases	Assuming a 1.5 year buildout period, the Project is expected to be operational by 2027.
Construction: Paving	Hardscape was calculated assuming the remaining square footage of the total site not covered by the building or parking ground floor, quality restaurant, and landscaping equals the paved area. The site will include 75,730 square feet of paved area with 50% asphalt use for residential and hotel area hardscaping including the shared and residential drop-off and drive aisles.
Operations: Vehicle Data	Adjusted based on traffic report for residential, hotel, and stand along restaurant, for a total daily trip generation of 1,378.
Operations: Hearths	No wood stove appliances proposed for residential use.
Land Use	Each building square footage was adjusted to reflect a total building area of 546,438 square feet.