ERRATA

Mitigated Negative Declaration

Torrance Del Amo Project

INTRODUCTION

This Errata provides changes to the Mitigated Negative Declaration (MND) prepared for the Torrance Del Amo Project that have been made to clarify or correct the environmental impact analysis for the Project. Such changes are a result of the inadvertent inclusion of preliminary versions of supporting traffic and air quality data. A discussion of this data is provided below, followed by resulting revisions to the MND and a discussion of why these revisions do not constitute significant new information under CEQA and do not require recirculation of the MND. The revisions presented below are organized by section and page number as they appear in the MND. Text deleted from the MND is shown in ~~strikethrough~~, and new text is <u>underlined</u>.

Section15073.5 of the CEQA Guidelines explains the circumstances that require a lead agency to recirculate an MND.

> *15073.5. RECIRCULATION OF A NEGATIVE DECLARATION PRIOR TO ADOPTION.*
>
> *(a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.*
>
> *(b) A "substantial revision" of the negative declaration shall mean:*
>
> *(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or*
>
> *(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.*
>
> *(c) Recirculation is not required under the following circumstances:*
>
> *(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.*

(2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

(d) If during the negative declaration process there is substantial evidence in light of the whole record, before the lead agency that the project, as revised, may have a significant effect on the environment which cannot be mitigated or avoided, the lead agency shall prepare a draft EIR and certify a final EIR prior to approving the project. It shall circulate the draft EIR for consultation and review pursuant to Sections 15086 and 15087, and advise reviewers in writing that a proposed negative declaration had previously been circulated for the project.

Pursuant to Section 15073.5 of the CEQA Guidelines, the revisions to the MND presented below do not constitute "substantial revision" to the MND and do not present "substantial evidence in light of the whole record…that the project, as revised, may have a significant effect on the environment which cannot be mitigated or avoided."

REVISIONS TO THE MND

Transportation

The fourth paragraph on page 4-164 of the MND has been revised as follows:

Project Trip Generation

Trip generation rates from the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition, 2021 were used to estimate the number of trips associated with the Project. The Multifamily (low-rise) land use category (#220) was used for the dwelling units located in three-story buildings, while the Multifamily (mid-rise) land use category (#221) was used for the dwelling units located in the four- and five-story buildings. Because the existing Project Site is occupied by a government agency and was observed to be operating in-person at the time of preparation of the technical memorandum, an existing use credit was applied using the Government Office (#730)

land use category. The Project trip generation estimates are presented in Table XVII-1. As shown, the Project would generate a ~~net increase of 8~~net reduction of 55 daily vehicle trips, a net reduction of ~~100~~110 vehicle trips during the AM peak hour, and a net increase of ~~10~~6 vehicle trips during the PM peak hour.

Table XVII-1 on page 4-166 has been revised as follows (see next page):

Table XVII-1
Project Trip Generation

Land Use	ITE Land Use Code	Size	Trip Generation Rates[1]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak-Hour Trips			PM Peak-Hour Trips		
				Rate	In%	Out%	Rate	In%	Out%		In	Out	Total	In	Out	Total
Project																
Multi-Family Low-Rise[2]	220	~~69~~70 du	6.74	0.4	24%	76%	0.51	63%	37%	~~465~~472	7	21	28	~~22~~ 23	13	~~35~~ 36
Multi-Family Mid-Rise[2]	221	202 du	4.51	0.31	23%	77%	0.39	61%	39%	917	17	58	75	48	31	79
									Total Project Trips	**~~1,382~~ 1,389**	**24**	**79**	**103**	**70**	**44**	**~~114~~ 115**
Existing																
Government Office Building	730	~~60.80~~63.91 ksf	22.59	3.34	75%	25%	1.71	25%	75%	~~1,374~~ 1,444	~~152~~ 160	~~51~~ 53	~~203~~ 213	~~26~~ 27	~~78~~ 82	~~104~~ 109
									NET TOTAL	**~~8~~ (55)**	**~~(128)~~ (136)**	**~~28~~ 26**	**~~(100)~~ (110)**	**44**	**~~(34)~~ (38)**	**~~10~~ 6**

du = dwelling unit *ksf = 1,000 square feet*

[1] Source: ITE, Trip Generation, 11th Edition, 2021.

[2] The Project includes residential units in multiple buildings varying from three to five stories. ITE defines Multi-family Housing (Low-Rise) as buildings with two or three floors and Multi-family Housing (Mid-Rise) as buildings between four and ten floors.

Source: Fehr & Peers, 2023. Refer to Appendix J.

APPENDIX B: AQ and GHG Appendix

An earlier version of the air quality and greenhouse gas emissions appendix was inadvertently included in the MND. The correct version is included as Attachment A to this document. The differences between the earlier version and the correct version are as follows:

GRADING/EXPORT

- The correct version incorporated the updated 103,400-cubic-yard export figure. This increased haul trips associated with the exports and also extended the grading phase to 85 days.

LAND USE DETAILS

- The correct version has slightly refined/more accurate land use size assumptions.

CHANGES IN EMISSIONS

- Grading-related emissions changed due to the change in the amount of export.
- There are other minor differences in emissions even for phases whose assumptions/parameters were unchanged. This is likely because the earlier version of CalEEMod used app version 2022.1.1.14 and the correct version used app version 2022.1.1.18. There were minor bug fix updates between the two versions.

CHANGES IN PAVING EQUIPMENT

- The correct version added one additional paver, likely due to a bug in CalEEMod

The air quality and greenhouse gas emissions analysis in Section 4 of the MND reflects the correct version of the appendix, and no revisions to the analysis or conclusions are required.

APPENDIX J: Traffic

An earlier version of the Traffic Memo was inadvertently included in Appendix J. The correct version is included as Attachment B to this document. The differences between the earlier version and the correct version are related to Project trip generation as detailed on the previous page. The MND concluded that the Project's traffic impacts would be less than

significant. The differences between the two versions of the Traffic Memo do not alter this conclusion.

ATTACHMENT A

Appendix B: Air Quality and GHG Appendix

Rose Equities Project

CalEEMod Notes

Note A.1 Land use details were based on the Project Site's existing use.

Note B.1 Land use details were based on information provided by the Project applicant.

Note B.2 Construction phase durations were based on information provided by the Project applicant. An analysis of off-site sewer improvements is provided separately.

Note B.3 Construction equipment selections were based on information provided by the Project applicant, as well as the consultant's experience with similar projects. For some equipment, CalEEMod default horsepower assumptions were replaced with more conservative default estimates from previous versions of CalEEMod. CalEEMod version 2022, the latest version of CalEEMod at the time of the analysis, seems to underestimate default horsepower ratings for certain construction equipment (i.e., excavators).

Note B.4 Haul trip lengths were conservatively increased to 40 miles (one way) to reflect a range of possible landfill or other receiving locations. The analysis also assumes a 0.1-mile on-site truck trip length to account for the Project Site's driveways.

Note B.5 Pavement percentage was modified to reflect the fact that the Project Site's driveways would remain paved.

Note B.6 Trip rates were modified in accordance with the results of the Project's transportation study.

Note B.7 The Project would not contain fireplaces or wood stoves.

Note B.8 The Project would utilize all-electric appliances.

Note C.1 Construction phase durations were based on information provided by the Project applicant.

Note C.2 Construction equipment selections were based on information provided by the Project applicant, as well as the consultant's experience with similar projects. For some equipment, CalEEMod default horsepower assumptions were replaced with more conservative default estimates from previous versions of CalEEMod. CalEEMod version 2022, the latest version of CalEEMod at the time of the analysis, seems to underestimate default horsepower ratings for certain construction equipment (i.e., excavators).

Note C.3 Worker trips were modified based on information provided by the Project applicant, as well as the consultant's experience with similar projects.

Rose Equities Project - EXISTING Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Rose Equities Project - EXISTING
Operational Year	2023
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	17.4
Location	33.82411062431825, -118.33058781297225
County	Los Angeles-South Coast
City	Torrance
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4657
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

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
Government Office Building	63.9	1000sqft	1.47	63,875	0.00	—	—	—

Parking Lot	347	Space	4.03	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

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.	6.62	7.54	4.92	52.3	0.11	0.11	8.98	9.09	0.10	2.28	2.38	56.3	13,160	13,217	6.41	0.50	44.9	13,572
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.04	7.00	5.34	45.6	0.10	0.10	8.98	9.09	0.10	2.28	2.38	56.3	12,695	12,751	6.43	0.53	1.32	13,071
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.64	5.74	3.99	35.4	0.07	0.09	6.41	6.50	0.08	1.63	1.71	56.3	9,885	9,942	6.27	0.40	14.0	10,232
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.85	1.05	0.73	6.47	0.01	0.02	1.17	1.19	0.02	0.30	0.31	9.33	1,637	1,646	1.04	0.07	2.31	1,694

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	6.08	5.51	4.46	49.2	0.10	0.07	8.98	9.05	0.07	2.28	2.35	—	10,621	10,621	0.54	0.43	44.8	10,807
Area	0.49	2.01	0.02	2.78	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.4	11.4	< 0.005	< 0.005	—	11.5
Energy	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	2,402	2,402	0.16	0.02	—	2,411
Water	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Waste	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	6.62	7.54	4.92	52.3	0.11	0.11	8.98	9.09	0.10	2.28	2.38	56.3	13,160	13,217	6.41	0.50	44.9	13,572
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.99	5.42	4.90	45.2	0.10	0.07	8.98	9.05	0.07	2.28	2.35	—	10,167	10,167	0.57	0.45	1.16	10,317
Area	—	1.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	2,402	2,402	0.16	0.02	—	2,411
Water	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Waste	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	6.04	7.00	5.34	45.6	0.10	0.10	8.98	9.09	0.10	2.28	2.38	56.3	12,695	12,751	6.43	0.53	1.32	13,071
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.26	3.85	3.54	33.2	0.07	0.05	6.41	6.47	0.05	1.63	1.68	—	7,349	7,349	0.40	0.32	13.8	7,470
Area	0.34	1.87	0.02	1.90	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.82	7.82	< 0.005	< 0.005	—	7.85
Energy	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	2,402	2,402	0.16	0.02	—	2,411
Water	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Waste	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	4.64	5.74	3.99	35.4	0.07	0.09	6.41	6.50	0.08	1.63	1.71	56.3	9,885	9,942	6.27	0.40	14.0	10,232

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.78	0.70	0.65	6.05	0.01	0.01	1.17	1.18	0.01	0.30	0.31	—	1,217	1,217	0.07	0.05	2.29	1,237
Area	0.06	0.34	< 0.005	0.35	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.30	1.30	< 0.005	< 0.005	—	1.30
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	398	398	0.03	< 0.005	—	399
Water	—	—	—	—	—	—	—	—	—	—	—	4.03	20.8	24.9	0.41	0.01	—	38.2
Waste	—	—	—	—	—	—	—	—	—	—	—	5.30	0.00	5.30	0.53	0.00	—	18.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03	0.03
Total	0.85	1.05	0.73	6.47	0.01	0.02	1.17	1.19	0.02	0.30	0.31	9.33	1,637	1,646	1.04	0.07	2.31	1,694

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	6.08	5.51	4.46	49.2	0.10	0.07	8.98	9.05	0.07	2.28	2.35	—	10,621	10,621	0.54	0.43	44.8	10,807
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	6.08	5.51	4.46	49.2	0.10	0.07	8.98	9.05	0.07	2.28	2.35	—	10,621	10,621	0.54	0.43	44.8	10,807
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government	5.99	5.42	4.90	45.2	0.10	0.07	8.98	9.05	0.07	2.28	2.35	—	10,167	10,167	0.57	0.45	1.16	10,317
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.99	5.42	4.90	45.2	0.10	0.07	8.98	9.05	0.07	2.28	2.35	—	10,167	10,167	0.57	0.45	1.16	10,317
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	0.78	0.70	0.65	6.05	0.01	0.01	1.17	1.18	0.01	0.30	0.31	—	1,217	1,217	0.07	0.05	2.29	1,237
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.78	0.70	0.65	6.05	0.01	0.01	1.17	1.18	0.01	0.30	0.31	—	1,217	1,217	0.07	0.05	2.29	1,237

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1,659	1,659	0.10	0.01	—	1,665
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	224	224	0.01	< 0.005	—	225
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,883	1,883	0.12	0.01	—	1,891
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1,659	1,659	0.10	0.01	—	1,665
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	224	224	0.01	< 0.005	—	225
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,883	1,883	0.12	0.01	—	1,891
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	275	275	0.02	< 0.005	—	276
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	37.1	37.1	< 0.005	< 0.005	—	37.3
Total	—	—	—	—	—	—	—	—	—	—	—	—	312	312	0.02	< 0.005	—	313

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	519	519	0.05	< 0.005	—	520
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	519	519	0.05	< 0.005	—	520
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government Office Building	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	519	519	0.05	< 0.005	—	520
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.05	0.02	0.43	0.37	< 0.005	0.03	—	0.03	0.03	—	0.03	—	519	519	0.05	< 0.005	—	520
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	85.9	85.9	0.01	< 0.005	—	86.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	85.9	85.9	0.01	< 0.005	—	86.1

4.3. Area Emissions by Source

4.3.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.38	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.49	0.46	0.02	2.78	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.4	11.4	< 0.005	< 0.005	—	11.5

Total	0.49	2.01	0.02	2.78	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.4	11.4	< 0.005	< 0.005	—	11.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.38	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	1.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.06	0.06	< 0.005	0.35	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.30	1.30	< 0.005	< 0.005	—	1.30
Total	0.06	0.34	< 0.005	0.35	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.30	1.30	< 0.005	< 0.005	—	1.30

4.4. Water Emissions by Land Use

4.4.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm Office Building	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent Office Building	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	24.3	126	150	2.50	0.06	—	231
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent Office Building	—	—	—	—	—	—	—	—	—	—	—	4.03	20.8	24.9	0.41	0.01	—	38.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	4.03	20.8	24.9	0.41	0.01	—	38.2

4.5. Waste Emissions by Land Use

4.5.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	32.0	0.00	32.0	3.20	0.00	—	112
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	5.30	0.00	5.30	0.53	0.00	—	18.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.30	0.00	5.30	0.53	0.00	—	18.5

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	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03	0.03
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03	0.03

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

5.9. 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
Government Office Building	1,443	0.00	0.00	376,194	12,668	0.00	0.00	3,302,770
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	95,813	31,938	10,543

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

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)
Government Office Building	1,138,271	532	0.0330	0.0040	1,619,006
Parking Lot	153,932	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government Office Building	12,689,387	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government Office Building	59.4	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

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	4.89	annual days of extreme heat
Extreme Precipitation	4.25	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	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 (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth 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 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
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	24.9
AQ-PM	73.1
AQ-DPM	22.0
Drinking Water	29.9
Lead Risk Housing	15.6
Pesticides	0.00
Toxic Releases	96.8
Traffic	66.1
Effect Indicators	—
CleanUp Sites	31.2
Groundwater	69.6
Haz Waste Facilities/Generators	82.6
Impaired Water Bodies	0.00
Solid Waste	81.2
Sensitive Population	—
Asthma	14.7
Cardio-vascular	18.2
Low Birth Weights	59.8
Socioeconomic Factor Indicators	—
Education	8.42
Housing	69.5
Linguistic	90.9
Poverty	33.4

Unemployment	30.9

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	92.4547671
Employed	42.16604645
Median HI	70.58899012
Education	—
Bachelor's or higher	93.21185679
High school enrollment	15.95021173
Preschool enrollment	88.91312717
Transportation	—
Auto Access	55.28037983
Active commuting	7.994353907
Social	—
2-parent households	87.07814706
Voting	48.18426793
Neighborhood	—
Alcohol availability	46.81124086
Park access	49.36481458
Retail density	95.27781342
Supermarket access	76.9665084
Tree canopy	48.28692416
Housing	—
Homeownership	63.5698704

Housing habitability	75.04170409
Low-inc homeowner severe housing cost burden	52.43166945
Low-inc renter severe housing cost burden	75.20852047
Uncrowded housing	68.66418581
Health Outcomes	—
Insured adults	91.7875016
Arthritis	82.7
Asthma ER Admissions	87.6
High Blood Pressure	45.3
Cancer (excluding skin)	36.4
Asthma	99.7
Coronary Heart Disease	85.5
Chronic Obstructive Pulmonary Disease	97.2
Diagnosed Diabetes	72.3
Life Expectancy at Birth	92.1
Cognitively Disabled	48.3
Physically Disabled	50.9
Heart Attack ER Admissions	88.6
Mental Health Not Good	99.1
Chronic Kidney Disease	85.5
Obesity	99.1
Pedestrian Injuries	19.6
Physical Health Not Good	95.9
Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	95.9
Current Smoker	97.9

No Leisure Time for Physical Activity	82.7
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	23.1
Elderly	42.6
English Speaking	13.0
Foreign-born	91.3
Outdoor Workers	92.6
Climate Change Adaptive Capacity	—
Impervious Surface Cover	27.9
Traffic Density	60.5
Traffic Access	70.4
Other Indices	—
Hardship	12.9
Other Decision Support	—
2016 Voting	47.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	42.0
Healthy Places Index Score for Project Location (b)	79.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
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
Land Use	See note A.1

Rose Equities Project - Main Project 8.27.2023 Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Rose Equities Project - Main Project 8.27.2023
Construction Start Date	1/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	17.4
Location	33.82459727390868, -118.3308789717531
County	Los Angeles-South Coast
City	Torrance
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4657
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.18

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	272	Dwelling Unit	4.45	399,091	100,436	—	805	—
Enclosed Parking with Elevator	236	1000sqft	0.00	236,323	0.00	—	—	—
Other Asphalt Surfaces	1.05	Acre	1.05	0.00	0.00	—	—	—
Recreational Swimming Pool	1.50	1000sqft	0.00	1,500	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.29	22.4	45.1	41.6	0.18	1.15	8.71	9.86	1.08	2.95	4.03	—	25,891	25,891	1.34	3.36	50.0	26,976
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.27	23.1	46.2	44.9	0.18	1.15	8.71	9.86	1.08	2.95	4.03	—	25,885	25,885	1.34	3.36	1.30	26,921
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.51	7.80	19.5	25.1	0.06	0.54	4.13	4.67	0.50	1.17	1.67	—	10,276	10,276	0.52	1.03	9.06	10,604
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.46	1.42	3.56	4.58	0.01	0.10	0.75	0.85	0.09	0.21	0.31	—	1,701	1,701	0.09	0.17	1.50	1,756

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.29	2.59	45.1	38.1	0.18	1.15	8.71	9.86	1.08	2.95	4.03	—	25,891	25,891	1.34	3.36	50.0	26,976
2026	2.86	2.35	15.1	35.0	0.04	0.44	4.45	4.89	0.39	1.07	1.46	—	8,895	8,895	0.41	0.49	19.3	9,069
2027	3.54	22.4	17.9	41.6	0.05	0.46	5.23	5.68	0.42	1.25	1.67	—	10,095	10,095	0.46	0.50	20.2	10,276
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.27	2.76	46.2	38.0	0.18	1.15	8.71	9.86	1.08	2.95	4.03	—	25,885	25,885	1.34	3.36	1.30	26,921
2026	2.85	2.34	15.4	32.3	0.04	0.44	4.45	4.89	0.39	1.07	1.46	—	8,689	8,689	0.42	0.49	0.50	8,846
2027	4.14	23.1	22.7	44.9	0.06	0.64	5.36	6.00	0.59	1.28	1.87	—	10,876	10,876	0.36	0.52	0.53	11,040
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.51	1.84	19.5	25.1	0.06	0.54	4.13	4.67	0.50	1.17	1.67	—	10,276	10,276	0.52	1.03	9.06	10,604
2026	2.03	1.67	11.1	23.6	0.03	0.31	3.15	3.46	0.28	0.75	1.03	—	6,246	6,246	0.30	0.35	5.97	6,363
2027	1.10	7.80	5.76	12.3	0.02	0.14	1.58	1.72	0.13	0.38	0.51	—	3,036	3,036	0.10	0.15	2.64	3,086
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.46	0.34	3.56	4.58	0.01	0.10	0.75	0.85	0.09	0.21	0.31	—	1,701	1,701	0.09	0.17	1.50	1,756
2026	0.37	0.30	2.02	4.30	0.01	0.06	0.57	0.63	0.05	0.14	0.19	—	1,034	1,034	0.05	0.06	0.99	1,053
2027	0.20	1.42	1.05	2.24	< 0.005	0.03	0.29	0.31	0.02	0.07	0.09	—	503	503	0.02	0.02	0.44	511

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.	8.22	16.8	3.52	63.4	0.09	0.08	8.13	8.21	0.07	2.07	2.14	133	11,966	12,098	13.9	0.43	33.3	12,607
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.90	13.7	3.59	34.8	0.08	0.06	8.13	8.19	0.05	2.07	2.12	133	11,505	11,638	13.9	0.45	3.66	12,123
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.11	15.7	3.79	53.3	0.09	0.07	8.04	8.12	0.07	2.04	2.11	133	11,664	11,797	13.9	0.45	16.0	12,295
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.30	2.87	0.69	9.73	0.02	0.01	1.47	1.48	0.01	0.37	0.38	22.0	1,931	1,953	2.31	0.07	2.65	2,036

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	4.95	4.51	3.28	37.7	0.09	0.06	8.13	8.19	0.05	2.07	2.12	—	9,043	9,043	0.44	0.36	30.5	9,191
Area	3.27	12.3	0.24	25.7	< 0.005	0.03	—	0.03	0.02	—	0.02	0.00	83.5	83.5	< 0.005	< 0.005	—	83.8
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	2,725	2,725	0.17	0.02	—	2,735
Water	—	—	—	—	—	—	—	—	—	—	—	19.6	115	134	2.02	0.05	—	199
Waste	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Total	8.22	16.8	3.52	63.4	0.09	0.08	8.13	8.21	0.07	2.07	2.14	133	11,966	12,098	13.9	0.43	33.3	12,607

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.90	4.45	3.59	34.8	0.08	0.06	8.13	8.19	0.05	2.07	2.12	—	8,666	8,666	0.46	0.38	0.79	8,791
Area	0.00	9.23	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	2,725	2,725	0.17	0.02	—	2,735
Water	—	—	—	—	—	—	—	—	—	—	—	19.6	115	134	2.02	0.05	—	199
Waste	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Total	4.90	13.7	3.59	34.8	0.08	0.06	8.13	8.19	0.05	2.07	2.12	133	11,505	11,638	13.9	0.45	3.66	12,123
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.87	4.42	3.62	35.7	0.09	0.06	8.04	8.10	0.05	2.04	2.10	—	8,767	8,767	0.46	0.38	13.1	8,905
Area	2.24	11.3	0.16	17.6	< 0.005	0.02	—	0.02	0.01	—	0.01	0.00	57.2	57.2	< 0.005	< 0.005	—	57.4
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	2,725	2,725	0.17	0.02	—	2,735
Water	—	—	—	—	—	—	—	—	—	—	—	19.6	115	134	2.02	0.05	—	199
Waste	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Total	7.11	15.7	3.79	53.3	0.09	0.07	8.04	8.12	0.07	2.04	2.11	133	11,664	11,797	13.9	0.45	16.0	12,295
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.89	0.81	0.66	6.52	0.02	0.01	1.47	1.48	0.01	0.37	0.38	—	1,452	1,452	0.08	0.06	2.18	1,474
Area	0.41	2.07	0.03	3.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.47	9.47	< 0.005	< 0.005	—	9.51
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	451	451	0.03	< 0.005	—	453
Water	—	—	—	—	—	—	—	—	—	—	—	3.24	19.0	22.2	0.33	0.01	—	33.0
Waste	—	—	—	—	—	—	—	—	—	—	—	18.7	0.00	18.7	1.87	0.00	—	65.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.47	0.47
Total	1.30	2.87	0.69	9.73	0.02	0.01	1.47	1.48	0.01	0.37	0.38	22.0	1,931	1,953	2.31	0.07	2.65	2,036

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.11	2.61	23.4	26.7	0.04	1.02	—	1.02	0.94	—	0.94	—	4,678	4,678	0.19	0.04	—	4,694
Demolition	—	—	—	—	—	—	3.13	3.13	—	0.47	0.47	—	—	—	—	—	—	—
Onsite truck	0.07	0.03	0.83	0.61	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	114	114	0.04	0.02	< 0.005	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	0.16	1.47	1.68	< 0.005	0.06	—	0.06	0.06	—	0.06	—	295	295	0.01	< 0.005	—	296
Demolition	—	—	—	—	—	—	0.20	0.20	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.05	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.10	7.10	< 0.005	< 0.005	< 0.005	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.27	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	48.8	48.8	< 0.005	< 0.005	—	49.0
Demolition	—	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.18	1.18	< 0.005	< 0.005	< 0.005	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	197	197	0.01	0.01	0.02	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.29	0.06	4.84	1.83	0.03	0.05	1.02	1.06	0.05	0.28	0.33	—	3,797	3,797	0.21	0.60	0.23	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.6	12.6	< 0.005	< 0.005	0.02	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.02	< 0.005	0.31	0.11	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	239	239	0.01	0.04	0.24	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.08	2.08	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	< 0.005	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	39.6	39.6	< 0.005	0.01	0.04	—

3.3. Grading (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	2.56	2.15	19.1	26.7	0.04	0.88	—	0.88	0.81	—	0.81	—	4,495	4,495	0.18	0.04	—	4,511
Dust From Material Movement	—	—	—	—	—	—	2.80	2.80	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.22	0.10	2.19	1.63	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	310	310	0.11	0.05	0.12	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.56	2.15	19.1	26.7	0.04	0.88	—	0.88	0.81	—	0.81	—	4,495	4,495	0.18	0.04	—	4,511
Dust From Material Movement	—	—	—	—	—	—	2.80	2.80	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.20	0.09	2.29	1.68	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	314	314	0.11	0.05	< 0.005	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.50	4.46	6.21	0.01	0.20	—	0.20	0.19	—	0.19	—	1,047	1,047	0.04	0.01	—	1,050
Dust From Material Movement	—	—	—	—	—	—	0.65	0.65	—	0.31	0.31	—	—	—	—	—	—	—
Onsite truck	0.05	0.02	0.52	0.38	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	72.5	72.5	0.02	0.01	0.01	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.81	1.13	< 0.005	0.04	—	0.04	0.03	—	0.03	—	173	173	0.01	< 0.005	—	174
Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.06	0.06	—	—	—	—	—	—	—

Onsite truck	0.01	< 0.005	0.09	0.07	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.0	12.0	< 0.005	< 0.005	< 0.005	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.09	1.39	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	277	277	0.01	0.01	1.01	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	1.42	0.23	23.7	8.45	0.14	0.27	5.64	5.91	0.27	1.54	1.81	—	20,810	20,810	1.04	3.26	48.9	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.10	1.18	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	262	262	0.01	0.01	0.03	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	1.41	0.22	24.6	8.50	0.14	0.27	5.64	5.91	0.27	1.54	1.81	—	20,814	20,814	1.04	3.26	1.27	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.29	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	61.9	61.9	< 0.005	< 0.005	0.10	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.33	0.05	5.82	1.97	0.03	0.06	1.30	1.36	0.06	0.36	0.42	—	4,847	4,847	0.24	0.76	4.91	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.3	10.3	< 0.005	< 0.005	0.02	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.06	0.01	1.06	0.36	0.01	0.01	0.24	0.25	0.01	0.07	0.08	—	802	802	0.04	0.13	0.81	—

3.5. 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	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	1.45	1.21	11.3	14.1	0.03	0.47	—	0.47	0.43	—	0.43	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.10	0.04	0.98	0.73	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	138	138	0.05	0.02	0.05	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.45	1.21	11.3	14.1	0.03	0.47	—	0.47	0.43	—	0.43	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.09	0.04	1.02	0.75	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	140	140	0.05	0.02	< 0.005	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.51	4.72	5.90	0.01	0.19	—	0.19	0.18	—	0.18	—	1,096	1,096	0.04	0.01	—	1,100
Onsite truck	0.04	0.02	0.42	0.31	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	58.1	58.1	0.02	0.01	0.01	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.86	1.08	< 0.005	0.04	—	0.04	0.03	—	0.03	—	182	182	0.01	< 0.005	—	182
Onsite truck	0.01	< 0.005	0.08	0.06	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.61	9.61	< 0.005	< 0.005	< 0.005	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.41	1.27	1.28	20.6	0.00	0.00	3.87	3.87	0.00	0.91	0.91	—	4,089	4,089	0.17	0.14	15.0	—
Vendor	0.15	0.06	2.45	1.20	0.02	0.03	0.58	0.61	0.02	0.16	0.18	—	2,159	2,159	0.09	0.30	5.91	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.40	1.26	1.42	17.4	0.00	0.00	3.87	3.87	0.00	0.91	0.91	—	3,876	3,876	0.18	0.15	0.39	—
Vendor	0.15	0.06	2.56	1.21	0.02	0.03	0.58	0.61	0.02	0.16	0.18	—	2,160	2,160	0.09	0.30	0.15	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.58	0.52	0.64	7.64	0.00	0.00	1.59	1.59	0.00	0.37	0.37	—	1,639	1,639	0.07	0.06	2.70	—
Vendor	0.06	0.03	1.07	0.50	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	900	900	0.04	0.13	1.07	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.09	0.12	1.39	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	271	271	0.01	0.01	0.45	—
Vendor	0.01	< 0.005	0.20	0.09	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	149	149	0.01	0.02	0.18	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.7. 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	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	1.38	1.16	10.7	14.1	0.03	0.41	—	0.41	0.38	—	0.38	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.10	0.04	0.97	0.73	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	136	136	0.05	0.02	0.05	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.38	1.16	10.7	14.1	0.03	0.41	—	0.41	0.38	—	0.38	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.09	0.04	1.01	0.75	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	138	138	0.05	0.02	< 0.005	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	0.83	7.62	10.0	0.02	0.29	—	0.29	0.27	—	0.27	—	1,878	1,878	0.08	0.02	—	1,885
Onsite truck	0.07	0.03	0.71	0.53	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	98.0	98.0	0.03	0.02	0.02	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.39	1.83	< 0.005	0.05	—	0.05	0.05	—	0.05	—	311	311	0.01	< 0.005	—	312
Onsite truck	0.01	0.01	0.13	0.10	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16.2	16.2	0.01	< 0.005	< 0.005	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.23	1.09	1.15	19.1	0.00	0.00	3.87	3.87	0.00	0.91	0.91	—	4,007	4,007	0.17	0.14	13.6	—
Vendor	0.15	0.06	2.34	1.13	0.02	0.03	0.58	0.61	0.02	0.16	0.18	—	2,122	2,122	0.09	0.30	5.73	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.23	1.08	1.29	16.3	0.00	0.00	3.87	3.87	0.00	0.91	0.91	—	3,798	3,798	0.17	0.14	0.35	—
Vendor	0.15	0.06	2.45	1.16	0.02	0.03	0.58	0.61	0.02	0.16	0.18	—	2,123	2,123	0.09	0.30	0.15	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.87	0.77	1.00	12.2	0.00	0.00	2.73	2.73	0.00	0.64	0.64	—	2,753	2,753	0.12	0.10	4.19	—
Vendor	0.11	0.04	1.76	0.82	0.01	0.02	0.41	0.43	0.01	0.11	0.12	—	1,516	1,516	0.06	0.22	1.77	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.14	0.18	2.22	0.00	0.00	0.50	0.50	0.00	0.12	0.12	—	456	456	0.02	0.02	0.69	—
Vendor	0.02	0.01	0.32	0.15	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	251	251	0.01	0.04	0.29	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.9. 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	1.33	1.11	10.2	14.0	0.03	0.36	—	0.36	0.34	—	0.34	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.09	0.04	0.96	0.73	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	134	134	0.05	0.02	0.05	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.33	1.11	10.2	14.0	0.03	0.36	—	0.36	0.34	—	0.34	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.09	0.04	1.01	0.75	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	136	136	0.05	0.02	< 0.005	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	0.33	3.01	4.15	0.01	0.11	—	0.11	0.10	—	0.10	—	777	777	0.03	0.01	—	780
Onsite truck	0.03	0.01	0.29	0.22	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	39.9	39.9	0.01	0.01	0.01	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.07	0.06	0.55	0.76	< 0.005	0.02	—	0.02	0.02	—	0.02	—	129	129	0.01	< 0.005	—	129
Onsite truck	< 0.005	< 0.005	0.05	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.61	6.61	< 0.005	< 0.005	< 0.005	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.19	1.05	1.02	17.8	0.00	0.00	3.87	3.87	0.00	0.91	0.91	—	3,930	3,930	0.17	0.14	12.2	—
Vendor	0.14	0.06	2.24	1.07	0.02	0.02	0.58	0.60	0.02	0.16	0.18	—	2,081	2,081	0.09	0.29	5.43	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.18	1.03	1.27	15.1	0.00	0.00	3.87	3.87	0.00	0.91	0.91	—	3,726	3,726	0.05	0.14	0.32	—
Vendor	0.13	0.06	2.33	1.09	0.02	0.02	0.58	0.60	0.02	0.16	0.18	—	2,082	2,082	0.09	0.29	0.14	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.35	0.30	0.38	4.67	0.00	0.00	1.13	1.13	0.00	0.26	0.26	—	1,117	1,117	0.02	0.04	1.56	—
Vendor	0.04	0.02	0.69	0.32	< 0.005	< 0.005	0.17	0.17	< 0.005	0.05	0.05	—	615	615	0.03	0.08	0.69	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.07	0.85	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	185	185	< 0.005	0.01	0.26	—
Vendor	0.01	< 0.005	0.13	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	102	102	< 0.005	0.01	0.11	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.11. Paving (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	0.59	0.50	4.34	5.97	0.01	0.18	—	0.18	0.17	—	0.17	—	897	897	0.04	0.01	—	900
Paving	—	0.25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.0	27.0	< 0.005	< 0.005	—	27.1
Paving	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.48	4.48	< 0.005	< 0.005	—	4.49
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.51	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	126	126	< 0.005	< 0.005	0.01	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.85	3.85	< 0.005	< 0.005	0.01	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.64	0.64	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.13. Architectural Coating (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.55	0.45	3.32	4.50	0.01	0.08	—	0.08	0.07	—	0.07	—	534	534	0.02	< 0.005	—	536
Architectural Coatings	—	19.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.55	0.45	3.32	4.50	0.01	0.08	—	0.08	0.07	—	0.07	—	534	534	0.02	< 0.005	—	536

Architect Coatings	—	19.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	0.16	1.18	1.59	< 0.005	0.03	—	0.03	0.02	—	0.02	—	189	189	0.01	< 0.005	—	189
Architectural Coatings	—	6.88	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.21	0.29	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Architectural Coatings	—	1.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.21	0.20	3.55	0.00	0.00	0.77	0.77	0.00	0.18	0.18	—	786	786	0.03	0.03	2.45	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.21	0.25	3.01	0.00	0.00	0.77	0.77	0.00	0.18	0.18	—	745	745	0.01	0.03	0.06	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.09	1.12	0.00	0.00	0.27	0.27	0.00	0.06	0.06	—	267	267	< 0.005	0.01	0.37	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.02	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	44.2	44.2	< 0.005	< 0.005	0.06	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.95	4.51	3.28	37.7	0.09	0.06	8.13	8.19	0.05	2.07	2.12	—	9,043	9,043	0.44	0.36	30.5	9,191
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Recreati Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.95	4.51	3.28	37.7	0.09	0.06	8.13	8.19	0.05	2.07	2.12	—	9,043	9,043	0.44	0.36	30.5	9,191
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.90	4.45	3.59	34.8	0.08	0.06	8.13	8.19	0.05	2.07	2.12	—	8,666	8,666	0.46	0.38	0.79	8,791
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.90	4.45	3.59	34.8	0.08	0.06	8.13	8.19	0.05	2.07	2.12	—	8,666	8,666	0.46	0.38	0.79	8,791
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.89	0.81	0.66	6.52	0.02	0.01	1.47	1.48	0.01	0.37	0.38	—	1,452	1,452	0.08	0.06	2.18	1,474
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.89	0.81	0.66	6.52	0.02	0.01	1.47	1.48	0.01	0.37	0.38	—	1,452	1,452	0.08	0.06	2.18	1,474

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	—	—	—	—	—	—	—	—	—	—	—	—	1,453	1,453	0.09	0.01	—	1,459
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	1,271	1,271	0.08	0.01	—	1,276
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,725	2,725	0.17	0.02	—	2,735
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	1,453	1,453	0.09	0.01	—	1,459
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	1,271	1,271	0.08	0.01	—	1,276
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,725	2,725	0.17	0.02	—	2,735
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	241	241	0.01	< 0.005	—	242
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	211	211	0.01	< 0.005	—	211
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	451	451	0.03	< 0.005	—	453

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	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Recreational Swimming	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

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	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Consumer Products	—	8.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	3.27	3.06	0.24	25.7	< 0.005	0.03	—	0.03	0.02	—	0.02	—	83.5	83.5	< 0.005	< 0.005	—	83.8
Total	3.27	12.3	0.24	25.7	< 0.005	0.03	—	0.03	0.02	—	0.02	0.00	83.5	83.5	< 0.005	< 0.005	—	83.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	8.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	9.23	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	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	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	1.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.41	0.38	0.03	3.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.47	9.47	< 0.005	< 0.005	—	9.51
Total	0.41	2.07	0.03	3.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.47	9.47	< 0.005	< 0.005	—	9.51

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	—	—	—	—	—	—	—	—	—	—	—	19.4	114	133	2.00	0.05	—	198
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.17	0.88	1.05	0.02	< 0.005	—	1.61
Total	—	—	—	—	—	—	—	—	—	—	—	19.6	115	134	2.02	0.05	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	19.4	114	133	2.00	0.05	—	198
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.17	0.88	1.05	0.02	< 0.005	—	1.61
Total	—	—	—	—	—	—	—	—	—	—	—	19.6	115	134	2.02	0.05	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	3.22	18.9	22.1	0.33	0.01	—	32.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.03	0.15	0.17	< 0.005	< 0.005	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	—	3.24	19.0	22.2	0.33	0.01	—	33.0

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	—	—	—	—	—	—	—	—	—	—	—	108	0.00	108	10.8	0.00	—	379
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	4.61	0.00	4.61	0.46	0.00	—	16.1
Total	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	108	0.00	108	10.8	0.00	—	379
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	4.61	0.00	4.61	0.46	0.00	—	16.1

Total	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	17.9	0.00	17.9	1.79	0.00	—	62.8
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.76	0.00	0.76	0.08	0.00	—	2.67
Total	—	—	—	—	—	—	—	—	—	—	—	18.7	0.00	18.7	1.87	0.00	—	65.4

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.86	2.86

Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.86	2.86
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.47	0.47
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.47	0.47

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	1/1/2025	1/31/2025	5.00	23.0	—
Grading	Grading	2/3/2025	5/30/2025	5.00	85.0	—
Building Construction	Building Construction	6/2/2025	5/31/2027	5.00	521	—
Paving	Paving	1/1/2027	1/15/2027	5.00	11.0	—
Architectural Coating	Architectural Coating	1/1/2027	6/30/2027	5.00	129	—

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	158	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Grading	Excavators	Diesel	Average	3.00	8.00	158	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	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	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/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36

Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	3.00	8.00	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	54.8	20.0	HHDT
Demolition	Onsite truck	55.0	0.10	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	152	40.0	HHDT
Grading	Onsite truck	152	0.10	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	296	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	68.1	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	68.0	0.10	HHDT
Paving	—	—	—	—
Paving	Worker	10.0	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	59.1	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	808,159	269,386	0.00	0.00	2,744

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	5,037	—
Grading	—	103,400	85.0	0.00	—
Paving	0.00	0.00	0.00	0.00	1.05

5.6.2. Construction Earthmoving Control Strategies

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

Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Enclosed Parking with Elevator	0.00	100%
Other Asphalt Surfaces	1.05	100%
Recreational Swimming Pool	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	532	0.03	< 0.005
2026	0.00	532	0.03	< 0.005
2027	0.00	532	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
Apartments Mid Rise	1,390	1,390	1,390	507,321	11,468	11,468	11,468	4,185,770
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	272
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)
808159.2749999999	269,386	0.00	0.00	2,744

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

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	997,107	532	0.0330	0.0040	0.00
Enclosed Parking with Elevator	872,370	532	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	532	0.0330	0.0040	0.00
Recreational Swimming Pool	0.00	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	10,138,474	1,721,589
Enclosed Parking with Elevator	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Recreational Swimming Pool	88,715	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	201	—
Enclosed Parking with Elevator	0.00	—
Other Asphalt Surfaces	0.00	—
Recreational Swimming Pool	8.55	—

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
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Recreational Swimming Pool	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Recreational Swimming Pool	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

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	4.89	annual days of extreme heat

Extreme Precipitation	4.25	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	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 (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth 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 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
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	24.9
AQ-PM	73.1
AQ-DPM	22.0
Drinking Water	29.9
Lead Risk Housing	15.6
Pesticides	0.00

Toxic Releases	96.8
Traffic	66.1
Effect Indicators	—
CleanUp Sites	31.2
Groundwater	69.6
Haz Waste Facilities/Generators	82.6
Impaired Water Bodies	0.00
Solid Waste	81.2
Sensitive Population	—
Asthma	14.7
Cardio-vascular	18.2
Low Birth Weights	59.8
Socioeconomic Factor Indicators	—
Education	8.42
Housing	69.5
Linguistic	90.9
Poverty	33.4
Unemployment	30.9

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	92.4547671
Employed	42.16604645
Median HI	70.58899012
Education	—

Bachelor's or higher	93.21185679
High school enrollment	15.95021173
Preschool enrollment	88.91312717
Transportation	—
Auto Access	55.28037983
Active commuting	7.994353907
Social	—
2-parent households	87.07814706
Voting	48.18426793
Neighborhood	—
Alcohol availability	46.81124086
Park access	49.36481458
Retail density	95.27781342
Supermarket access	76.9665084
Tree canopy	48.28692416
Housing	—
Homeownership	63.5698704
Housing habitability	75.04170409
Low-inc homeowner severe housing cost burden	52.43166945
Low-inc renter severe housing cost burden	75.20852047
Uncrowded housing	68.66418581
Health Outcomes	—
Insured adults	91.7875016
Arthritis	82.7
Asthma ER Admissions	87.6
High Blood Pressure	45.3
Cancer (excluding skin)	36.4

Asthma	99.7
Coronary Heart Disease	85.5
Chronic Obstructive Pulmonary Disease	97.2
Diagnosed Diabetes	72.3
Life Expectancy at Birth	92.1
Cognitively Disabled	48.3
Physically Disabled	50.9
Heart Attack ER Admissions	88.6
Mental Health Not Good	99.1
Chronic Kidney Disease	85.5
Obesity	99.1
Pedestrian Injuries	19.6
Physical Health Not Good	95.9
Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	95.9
Current Smoker	97.9
No Leisure Time for Physical Activity	82.7
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	23.1
Elderly	42.6
English Speaking	13.0
Foreign-born	91.3
Outdoor Workers	92.6
Climate Change Adaptive Capacity	—

Impervious Surface Cover	27.9
Traffic Density	60.5
Traffic Access	70.4
Other Indices	—
Hardship	12.9
Other Decision Support	—
2016 Voting	47.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	42.0
Healthy Places Index Score for Project Location (b)	79.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
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

Land Use	See Note B.1
Construction: Construction Phases	See Note B.2
Construction: Off-Road Equipment	See Note B.3
Construction: Trips and VMT	See Note B.4
Operations: Vehicle Data	See Note B.6
Construction: On-Road Fugitive Dust	See Note B.5
Operations: Hearths	See Note B.7
Operations: Energy Use	See Note B.8

Rose Equities Project - Offsite Sewer Improvements Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Rose Equities Project - Offsite Sewer Improvements
Construction Start Date	1/1/2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	17.4
Location	33.816069728053634, -118.327948285984
County	Los Angeles-South Coast
City	Torrance
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4661
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

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
Other Asphalt Surfaces	14.4	1000sqft	0.33	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.24	0.95	10.4	11.3	0.03	0.37	2.22	2.58	0.34	0.90	1.24	—	4,255	4,255	0.19	0.41	6.99	4,388
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.85	1.37	16.3	18.7	0.05	0.51	3.14	3.66	0.47	1.15	1.62	—	7,804	7,804	0.36	0.80	0.36	8,053
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.22	0.16	1.95	2.26	0.01	0.06	0.37	0.43	0.06	0.13	0.19	—	929	929	0.04	0.09	0.71	959
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.03	0.36	0.41	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	154	154	0.01	0.02	0.12	159

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	1.24	0.95	10.4	11.3	0.03	0.37	2.22	2.58	0.34	0.90	1.24	—	4,255	4,255	0.19	0.41	6.99	4,388
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.85	1.37	16.3	18.7	0.05	0.51	3.14	3.66	0.47	1.15	1.62	—	7,804	7,804	0.36	0.80	0.36	8,053
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.22	0.16	1.95	2.26	0.01	0.06	0.37	0.43	0.06	0.13	0.19	—	929	929	0.04	0.09	0.71	959
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.04	0.03	0.36	0.41	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	154	154	0.01	0.02	0.12	159

3. Construction Emissions Details

3.1. Grading (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	0.19	1.72	3.54	0.01	0.07	—	0.07	0.07	—	0.07	—	570	570	0.02	< 0.005	—	572
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.20	0.42	< 0.005	0.01	—	0.01	0.01	—	0.01	—	67.2	67.2	< 0.005	< 0.005	—	67.4
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.04	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.2
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.14	0.02	2.51	0.87	0.01	0.03	0.58	0.60	0.03	0.16	0.18	—	2,123	2,123	0.11	0.33	0.13	2,225
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.7	15.7	< 0.005	< 0.005	0.03	15.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.02	< 0.005	0.30	0.10	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.25	262
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.59	2.59	< 0.005	< 0.005	< 0.005	2.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	41.4	41.4	< 0.005	0.01	0.04	43.4

3.3. Grading (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.71	6.34	0.01	0.25	—	0.25	0.23	—	0.23	—	1,114	1,114	0.05	0.01	—	1,118
Dust From Material Movement	—	—	—	—	—	—	1.28	1.28	—	0.66	0.66	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.71	6.34	0.01	0.25	—	0.25	0.23	—	0.23	—	1,114	1,114	0.05	0.01	—	1,118
Dust From Material Movement	—	—	—	—	—	—	1.28	1.28	—	0.66	0.66	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.07	0.66	0.73	< 0.005	0.03	—	0.03	0.03	—	0.03	—	128	128	0.01	< 0.005	—	129
Dust From Material Movement	—	—	—	—	—	—	0.15	0.15	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.13	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	21.2	21.2	< 0.005	< 0.005	—	21.3
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.70	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	138	138	0.01	< 0.005	0.51	140
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.15	0.02	2.48	0.88	0.01	0.03	0.59	0.62	0.03	0.16	0.19	—	2,173	2,173	0.11	0.34	5.11	2,283
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.15	0.02	2.57	0.89	0.01	0.03	0.59	0.62	0.03	0.16	0.19	—	2,174	2,174	0.11	0.34	0.13	2,278

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	15.3	15.3	< 0.005	< 0.005	0.03	15.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	< 0.005	0.30	0.10	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.25	262
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.53	2.53	< 0.005	< 0.005	< 0.005	2.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	41.4	41.4	< 0.005	0.01	0.04	43.4

3.5. 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	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	0.13	0.11	1.10	1.91	< 0.005	0.04	—	0.04	0.04	—	0.04	—	290	290	0.01	< 0.005	—	291
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	42.2	42.2	< 0.005	< 0.005	—	42.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.03	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.98	6.98	< 0.005	< 0.005	—	7.01
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.02	0.01	0.38	0.18	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	317	317	0.01	0.04	0.02	331
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19.3	19.3	< 0.005	< 0.005	0.03	19.6
Vendor	< 0.005	< 0.005	0.05	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	46.1	46.1	< 0.005	0.01	0.05	48.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.20	3.20	< 0.005	< 0.005	0.01	3.24
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.63	7.63	< 0.005	< 0.005	0.01	7.96
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Paving (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	0.20	1.79	2.48	< 0.005	0.08	—	0.08	0.08	—	0.08	—	374	374	0.02	< 0.005	—	375
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	0.20	1.79	2.48	< 0.005	0.08	—	0.08	0.08	—	0.08	—	374	374	0.02	< 0.005	—	375
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.21	0.29	< 0.005	0.01	—	0.01	0.01	—	0.01	—	43.0	43.0	< 0.005	< 0.005	—	43.2
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.12	7.12	< 0.005	< 0.005	—	7.15
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.05	0.04	0.04	0.70	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	138	138	0.01	< 0.005	0.51	140
Vendor	0.02	0.01	0.36	0.18	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	317	317	0.01	0.04	0.87	332
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.02	0.01	0.38	0.18	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	317	317	0.01	0.04	0.02	331
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	15.3	15.3	< 0.005	< 0.005	0.03	15.5
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	36.5	36.5	< 0.005	0.01	0.04	38.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.53	2.53	< 0.005	< 0.005	< 0.005	2.57
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.05	6.05	< 0.005	< 0.005	0.01	6.31
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. 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
Trenching	Grading	1/1/2025	2/28/2025	5.00	43.0	—
Backfill	Grading	2/15/2025	4/15/2025	5.00	42.0	—
Sewer Installation	Building Construction	1/15/2025	3/30/2025	5.00	53.0	—
Paving	Paving	2/15/2025	4/15/2025	5.00	42.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Trenching	Tractors/Loaders/Backhoes	Diesel	Average	2.00	4.00	84.0	0.37
Trenching	Excavators	Diesel	Average	1.00	4.00	158	0.38
Backfill	Rubber Tired Dozers	Diesel	Average	1.00	4.00	367	0.40
Backfill	Tractors/Loaders/Backhoes	Diesel	Average	1.00	4.00	84.0	0.37
Backfill	Excavators	Diesel	Average	1.00	4.00	158	0.38
Sewer Installation	Tractors/Loaders/Backhoes	Diesel	Average	2.00	4.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	4.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	4.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	4.00	36.0	0.38

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Trenching	—	—	—	—
Trenching	Worker	10.0	18.5	LDA,LDT1,LDT2
Trenching	Vendor	—	10.2	HHDT,MHDT
Trenching	Hauling	15.5	40.0	HHDT
Trenching	Onsite truck	—	—	HHDT
Sewer Installation	—	—	—	—
Sewer Installation	Worker	10.0	18.5	LDA,LDT1,LDT2
Sewer Installation	Vendor	10.0	10.2	HHDT,MHDT
Sewer Installation	Hauling	0.00	20.0	HHDT
Sewer Installation	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	10.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	10.0	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Backfill	—	—	—	—
Backfill	Worker	10.0	18.5	LDA,LDT1,LDT2
Backfill	Vendor	—	10.2	HHDT,MHDT
Backfill	Hauling	15.9	40.0	HHDT
Backfill	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)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Trenching	—	5,333	0.00	0.00	—
Backfill	5,333	—	10.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.33

5.6.2. Construction Earthmoving Control Strategies

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

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Other Asphalt Surfaces	0.33	100%

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	532	0.03	< 0.005

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	4.89	annual days of extreme heat
Extreme Precipitation	4.25	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	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 (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth 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 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
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	22.2
AQ-PM	75.6
AQ-DPM	38.6
Drinking Water	46.5
Lead Risk Housing	41.6
Pesticides	0.00
Toxic Releases	96.7
Traffic	50.3
Effect Indicators	—

CleanUp Sites	62.9
Groundwater	76.5
Haz Waste Facilities/Generators	82.3
Impaired Water Bodies	0.00
Solid Waste	55.9
Sensitive Population	—
Asthma	63.4
Cardio-vascular	44.5
Low Birth Weights	60.1
Socioeconomic Factor Indicators	—
Education	29.7
Housing	14.7
Linguistic	71.7
Poverty	18.9
Unemployment	18.3

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	84.70422174
Employed	81.25240601
Median HI	76.337739
Education	—
Bachelor's or higher	79.93070704
High school enrollment	100
Preschool enrollment	66.17477223

Transportation	—
Auto Access	68.11240857
Active commuting	23.72642115
Social	—
2-parent households	95.90658283
Voting	64.40395226
Neighborhood	—
Alcohol availability	44.34749134
Park access	61.91453869
Retail density	92.67291159
Supermarket access	38.08546131
Tree canopy	35.82702425
Housing	—
Homeownership	54.20248941
Housing habitability	70.81996664
Low-inc homeowner severe housing cost burden	72.5009624
Low-inc renter severe housing cost burden	57.35916848
Uncrowded housing	58.11625818
Health Outcomes	—
Insured adults	77.62094187
Arthritis	48.2
Asthma ER Admissions	42.9
High Blood Pressure	33.3
Cancer (excluding skin)	21.2
Asthma	97.7
Coronary Heart Disease	51.0
Chronic Obstructive Pulmonary Disease	81.8

Diagnosed Diabetes	57.0
Life Expectancy at Birth	70.9
Cognitively Disabled	41.3
Physically Disabled	80.2
Heart Attack ER Admissions	73.4
Mental Health Not Good	92.6
Chronic Kidney Disease	64.9
Obesity	92.0
Pedestrian Injuries	52.5
Physical Health Not Good	81.0
Stroke	64.5
Health Risk Behaviors	—
Binge Drinking	82.5
Current Smoker	92.2
No Leisure Time for Physical Activity	75.4
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	87.9
Elderly	27.8
English Speaking	46.9
Foreign-born	57.5
Outdoor Workers	77.6
Climate Change Adaptive Capacity	—
Impervious Surface Cover	17.2
Traffic Density	71.4
Traffic Access	23.0

Other Indices	—
Hardship	12.3
Other Decision Support	—
2016 Voting	53.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	53.0
Healthy Places Index Score for Project Location (b)	82.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
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
Construction: Construction Phases	See Note C.1
Construction: Off-Road Equipment	See Note C.2
Construction: Trips and VMT	See Note C.3

ATTACHMENT B

Appendix J: Traffic Memo

FEHR PEERS

Draft Memorandum

Date: 21 June 2023

To: Leonard Glickman and Brent Stoll | Rose Equities

From: Ryan Liu, PE and Tom Gaul | Fehr & Peers

Subject: 2325 Crenshaw Boulevard Project Transportation Screening Analysis

LB22-0063

This technical memorandum presents a transportation screening analysis for the proposed project ("Project") located at 2325 Crenshaw Boulevard in Torrance, California. This screening analyzes site access, trip generation, and vehicle miles traveled (VMT) for the Project in accordance with the City of Torrance's Transportation Analysis Requirements for Private Development[1].

Project Description

The Project Site is located near the northwest corner of the Sepulveda Boulevard and Crenshaw Boulevard intersection, addressed as 2325 Crenshaw Boulevard. It currently contains a one story, 63,913 square foot building and associated surface parking lot occupied by the Los Angeles County Department of Children and Family Services (DCFS). The Project Site is surrounded by other residential development to the north and west, a hotel to the southwest, a 55+ (age) community to the south, and two office buildings to the east and southeast. The neighboring developments would not be a part of the Project. The Project Site, hotel, 55+ community, and office buildings are surrounded by ungated and interconnected surface parking lots, also known as a "superblock." Shared drive aisles connect the superblock to the public street system at Sepulveda Boulevard west of Crenshaw Boulevard and at the intersection of Crenshaw Boulevard and Park Del Amo. The Sepulveda Boulevard access is currently a full access unsignalized driveway, while the Crenshaw Boulevard access is currently a full access signalized intersection that also provides access to The Verdi Collection residential development north of the Project Site. Dedicated pedestrian access is currently not provided to most of the superblock.

[1] https://www.torranceca.gov/our-city/public-works/civil-and-traffic-engineering/traffic-engineering/transportation-analysis-requirements-for-private-development

The Project proposes to demolish the DCFS building and its associated parking to the west and south to construct 272 multifamily residential dwelling units within several buildings ranging from three to five floors, shown on **Figure 1**. 70 dwelling units would be located in three story buildings, while the remaining 202 dwelling units would be located in four or five story buildings.

Vehicular access to and within the superblock would remain the same as existing, and access to the Project Site would be provided via three driveway ramps leading to subterranean parking. One driveway would be located at the northern terminus of the existing north-south drive aisle connecting the Project Site and superblock to Sepulveda Boulevard, while the other two driveways (southeast and northeast) are located along a different drive aisle connecting the Project Site and superblock to Crenshaw Boulevard. The Project would realign the curved intersection serving the superblock and The Verdi Collection to provide a conventional four-legged, all-way stop-controlled intersection that would also serve the Project Site's northeast driveway. Sidewalks would be provided within the Project Site, but would not connect to other parts of the superblock that are not a part of this Project.

Transportation Analysis Requirements

The City of Torrance requires proposed development projects to evaluate CEQA transportation impacts in accordance with the City's VMT-Based Traffic Impact Analysis (TIA) Guidelines[2] and non-CEQA transportation effects in accordance with the City's Traffic Circulation Analysis (TCA) Guidelines[3].

The TIA Guidelines provide VMT screening and analysis criteria that conform with Senate Bill 743 and CEQA, while the TCA Guidelines provide level-of-service (LOS) screening and analysis criteria for analyzing transportation effects on the local roadway system. The screening analyses in this memorandum cover both sets of guidelines.

Project Trip Generation

Trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition*, 2021 were used to estimate the number of trips associated with the Project. The Multifamily (low-rise) land use category (#220) was used for the 70 dwelling units located in three story buildings, while the Multifamily (mid-rise) land use category (#221) was used for the 202 dwelling units located in the four and five story buildings. Because the existing Project Site is occupied by a government agency and was observed to be operating in-person at the time of this study, an existing use credit was applied using the Government Office (#730) land use category. The Project trip generation estimates are presented in **Table 1**. As noted below, the Project is expected to

[2] https://www.torranceca.gov/our-city/public-works/civil-and-traffic-engineering/traffic-engineering/traffic-impact-analysis-guidelines
[3] https://www.torranceca.gov/home/showpublisheddocument/63027/637539099775370000

generate a net reduction of 55 daily vehicle trips, a net reduction of 110 vehicle trips during the AM peak hour, and a net increase of six (6) vehicle trips during the PM peak hour.

TIA Screening Assessment

The City's TIA Guidelines identify three screening criteria to determine what type of VMT analysis, if any, is needed. If a project meets any of the three screening criteria, it would be presumed to have a less than significant impact to VMT, provided that the project is consistent with the 2020-2045 SCAG RTP/SCS with respect to transportation and does not negatively impact transit systems and bicycle and pedestrian networks. The three screening criteria are detailed below and applied to determine if the Project has the potential to result in a VMT impact.

Screening Criteria 1: Project Type/Size

Projects that generate less than 110 net new daily trips, local-serving retail projects, local-serving public facilities, and 100% affordable housing projects are presumed to have less than significant VMT impacts absent substantial evidence to the contrary. Local-serving retail is defined as commercial projects with local-serving retail uses less than 50,000 square feet (sf), while local-serving public facilities are transit centers, public schools, libraries, parks, post offices, park-and-ride lots, police and fire facilities, and government offices. Therefore, these projects are screened out from needing to do a VMT analysis based on project type or size.

*Based on **Table 1**, the Project is expected to generate less than 110 net new daily trips. Therefore, the Project is screened out from further VMT analysis under this screening criterion.*

Screening Criteria 2: Low VMT Area Screening

Residential projects located within a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the VMT impact threshold as identified by the City of Torrance, low VMT for residential projects is defined as an area that generates daily VMT on a per capita basis that is 15% or more below the LA County Home-Based VMT per Capita. The traffic analysis zones (TAZ) that are identified as the low VMT areas in the City of Torrance can be found in Figure 8 of the TIA Guidelines. The Project does not propose any commercial components.

The Project is located in a TAZ (21283100) that generates VMT on a per capita basis that is 15% or more below the LA County average. The Project TAZ contains a high residential population, and the Project proposes adding similar uses to this TAZ. Therefore, the Project is in an area with low residential VMT, which means the Project can be presumed to have a less than significant VMT impact and can be screened out from further VMT analysis under this screening criterion.

Screening Criteria 3: Transit Proximity Screening

Projects located in proximity to high quality transit may also be exempt from VMT analysis because they are presumed to have a less than significant impact absent substantial evidence to the contrary. Transit Priority Areas, or TPAs, are defined as a ½ mile radius around an existing or planned major transit stop or an existing stop along a high-quality transit corridor (HQTC). A HQTC is defined as a corridor with fixed route bus service frequency of no longer than 15 minutes during peak commute hours. For this analysis, the morning and afternoon peak commute hours are defined as 6:00 to 9:00 AM and 3:00 to 6:00 PM, respectively. A map of the City of Torrance's High-Quality Transit Areas (pre-pandemic) can be found in Figure 10 of the TIA Guidelines.

Because current Torrance Transit bus service has been reduced as a result of the pandemic, the Project is not located within a ½ mile radius of a current major transit stop. Therefore, the Project is not screened out from VMT analysis under this screening criterion.

Conclusion

As summarized, the Project meets two of the City's screening criteria based on the TIA Guidelines and is presumed to result in a less than significant VMT impact. The Project is also consistent with the 2020-2045 SCAG RTP/SCS by providing in-fill housing in a low-VMT area near commercial and employment areas. The Project would also not conflict with existing public transit or bicycle and pedestrian facilities. Therefore, the Project is screened out from needing to prepare a full TIA document.

TCA Screening Assessment

The City's TCA Guidelines provides screening criteria to determine if an LOS analysis is required for projects. TCAs would not be required for projects generating less than 500 net new trips per day based on current ITE trip generation rates. Because the Project would generate a net increase of only eight new daily trips, an LOS analysis and TCA would not be required.

Typical Plan

- Studio: 15% / 618sf av.
- 1-Bed: 30% / 864sf av.
- 2-Bed: 49% / 1,168sf av.
- 3-Bed: 6% / 1,462sf av.

Overall: 1,073sf av. size

ROSE EQUITIES
OWNER-BUILDERS SINCE 1949

Figure 1 - Site Plan

moore ruble yudell

TABLE 1
2325 CRENSHAW PROJECT, TORRANCE
DAILY & PEAK HOUR VEHICLE TRIP GENERATION ESTIMATES

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
				Rate	In%	Out%	Rate	In%	Out%		In	Out	Total	In	Out	Total
PROPOSED PROJECT																
Multifamily Housing (General Urban/Suburban, Low-Rise) [b]	220	70 du	6.74	0.4	24%	76%	0.51	63%	37%	472	7	21	28	23	13	36
Net External Vehicle Trips										472	7	21	28	23	13	36
Multifamily Housing (General Urban/Suburban, Mid-Rise) [b]	221	202 du	4.54	0.37	23%	77%	0.39	61%	39%	917	17	58	75	48	31	79
Net External Vehicle Trips										917	17	58	75	48	31	79
TOTAL PROJECT EXTERNAL TRIPS		**272 du**								1,389	24	79	103	71	44	115
EXISTING USE ADJUSTMENT																
Government Office Building	730	63.91 ksf	22.59	3.34	75%	25%	1.71	25%	75%	1,444	160	53	213	27	82	109
NET INCREMENTAL EXTERNAL TRIPS										-55	-136	26	-110	44	-38	6

Notes:

[a] Source: Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition* , 2021, unless otherwise noted.

[b] The Project proposes residential units in a number of buildings varying from three to five floors. ITE defines Multifamily Housing (Low-Rise) as buildings with two or three floors and Multifamily Housing (Mid-Rise) as bulidings between four and 10 floors.