

**APPENDIX B:
AIR QUALITY, GHG, ENERGY DATA**

This page intentionally left blank.

Town Center Specific Plan Daily Construction Detailed Report

Table of Contents

- 1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.2. Construction Emissions by Year, Unmitigated
 - 2.3. Construction Emissions by Year, Mitigated
- 3. Construction Emissions Details
 - 3.1. Demolition (2025) - Unmitigated
 - 3.2. Demolition (2025) - Mitigated
 - 3.3. Grading (2025) - Unmitigated
 - 3.4. Grading (2025) - Mitigated
 - 3.5. Building Construction (2025) - Unmitigated

3.6. Building Construction (2025) - Mitigated

3.7. Architectural Coating (2025) - Unmitigated

3.8. Architectural Coating (2025) - Mitigated

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

- 5.3.1. Unmitigated
- 5.3.2. Mitigated
- 5.4. Vehicles
 - 5.4.1. Construction Vehicle Control Strategies
- 5.5. Architectural Coatings
- 5.6. Dust Mitigation
 - 5.6.1. Construction Earthmoving Activities
 - 5.6.2. Construction Earthmoving Control Strategies
- 5.7. Construction Paving
- 5.8. Construction Electricity Consumption and Emissions Factors
- 5.18. Vegetation
 - 5.18.1. Land Use Change
 - 5.18.1.1. Unmitigated
 - 5.18.1.2. Mitigated
 - 5.18.1. Biomass Cover Type
 - 5.18.1.1. Unmitigated
 - 5.18.1.2. Mitigated

- 5.18.2. Sequestration
 - 5.18.2.1. Unmitigated
 - 5.18.2.2. Mitigated
- 6. Climate Risk Detailed Report
 - 6.1. Climate Risk Summary
 - 6.2. Initial Climate Risk Scores
 - 6.3. Adjusted Climate Risk Scores
 - 6.4. Climate Risk Reduction Measures
- 7. Health and Equity Details
 - 7.1. CalEnviroScreen 4.0 Scores
 - 7.2. Healthy Places Index Scores
 - 7.3. Overall Health & Equity Scores
 - 7.4. Health & Equity Measures
 - 7.5. Evaluation Scorecard
 - 7.6. Health & Equity Custom Measures
- 8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Town Center Specific Plan Daily Construction
Construction Start Date	1/1/2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	16.0
Location	24201 Valencia Blvd, Valencia, CA 91355, USA
County	Los Angeles-South Coast
City	Santa Clarita
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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	225	Dwelling Unit	6.00	175,000	0.00	—	666	—

Unenclosed Parking with Elevator	1,200	Space	0.00	480,000	0.00	—	—
----------------------------------	-------	-------	------	---------	------	---	---

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

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.	3.32	2.78	15.7	40.2	0.05	0.48	5.63	6.11	0.42	1.36	1.78	—	10,684	10,684	0.45	0.65	27.3	10,916	
Mit.	3.32	2.78	15.7	40.2	0.05	0.48	5.63	6.11	0.42	1.36	1.78	—	10,684	10,684	0.45	0.65	27.3	10,916	
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.16	58.0	67.8	80.9	0.18	2.25	23.3	25.6	2.06	6.76	8.82	—	27,510	27,510	1.29	2.34	1.37	28,241	
Mit.	9.16	58.0	67.8	80.9	0.18	2.25	15.4	17.6	2.06	3.82	5.88	—	27,510	27,510	1.29	2.34	1.37	28,241	
% Reduced	—	—	—	—	—	—	34%	31%	—	44%	33%	—	—	—	—	—	—	—	—

2.3. Construction Emissions by Year, Mitigated

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	3.32	2.78	15.7	40.2	0.05	0.48	5.63	6.11	0.42	1.36	1.78	—	10,684	10,684	0.45	0.65	27.3	10,916
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	9.16	58.0	67.8	80.9	0.18	2.25	15.4	17.6	2.06	3.82	5.88	—	27,510	27,510	1.29	2.34	1.37	28,241
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.42	5.00	13.1	26.3	0.04	0.40	4.10	4.50	0.36	0.99	1.35	—	7,609	7,609	0.33	0.50	8.13	7,775
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.44	0.91	2.40	4.80	0.01	0.07	0.75	0.82	0.06	0.18	0.25	—	1,260	1,260	0.06	0.08	1.35	1,287

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Town Center Specific Plan Daily Construction Detailed Report, 1/16/2024

Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	7.45	7.45	—	1.13	1.13	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	0.41	0.41	—	0.06	0.06	—	—	—	—	—	—	—	—
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	0.03	0.02	0.22	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	0.07	0.07	—	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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.20	0.20	0.00	0.05	0.05	0.05	—	197	197	0.01	0.01	0.02	199
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	0.46	0.09	7.62	2.88	0.04	1.68	1.60	0.08	0.44	0.51	0.51	—	5,977	5,977	0.33	0.94	0.36	6,265
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	< 0.005	10.9	10.9	< 0.005	< 0.005	0.02	11.1
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	0.00
Hauling	0.03	0.01	0.42	0.16	< 0.005	< 0.005	0.09	0.09	< 0.005	0.03	0.02	0.03	327	327	0.02	0.05	0.33	344
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	< 0.005	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.81	1.81	< 0.005	< 0.005	< 0.005	1.83
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	0.00
Hauling	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	< 0.005	0.01	54.2	54.2	< 0.005	0.01	0.05	56.9

3.2. Demolition (2025) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	4.77	4.77	—	0.72	0.72	—	—	—	—	—	—	—
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	0.16	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	—	0.26	0.26	—	0.04	0.04	—	—	—	—	—	—	—

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.07	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	—	2,970
Dust From Material Movement:	—	—	—	—	—	—	7.11	7.11	—	3.43	3.43	—	—	—	—	—	—	—
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	0.11	0.10	0.89	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	162	162	0.01	< 0.005	—	163
Dust From Material Movement:	—	—	—	—	—	—	0.39	0.39	—	0.19	0.19	—	—	—	—	—	—	—
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	0.02	0.16	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Dust From Material Movement:	—	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—

Town Center Specific Plan Daily Construction Detailed Report, 1/16/2024

Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
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	0.85	0.71	6.58	8.22	0.01	0.27	—	0.27	0.25	—	0.25	—	1,511	1,511	0.06	0.01	—	1,516
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	0.15	0.13	1.20	1.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	250	250	0.01	< 0.005	—	251
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	1.74	1.56	1.58	25.3	0.00	0.00	4.75	4.75	0.00	1.11	1.11	—	5,027	5,027	0.21	0.17	18.4	5,102
Vendor	0.23	0.10	3.70	1.81	0.02	0.05	0.88	0.93	0.02	0.24	0.27	—	3,259	3,259	0.14	0.46	8.92	3,408
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	1.72	1.54	1.75	21.5	0.00	0.00	4.75	4.75	0.00	1.11	1.11	—	4,765	4,765	0.22	0.18	0.48	4,825
Vendor	0.23	0.09	3.86	1.83	0.02	0.05	0.88	0.93	0.02	0.24	0.27	—	3,261	3,261	0.14	0.46	0.23	3,400
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	1.08	0.97	1.19	14.2	0.00	0.00	2.96	2.96	0.00	0.69	0.69	—	3,047	3,047	0.14	0.11	5.01	3,088
Vendor	0.15	0.06	2.45	1.14	0.01	0.03	0.55	0.58	0.01	0.15	0.17	—	2,054	2,054	0.09	0.29	2.44	2,144

Off-Road Equipment	0.15	0.13	1.20	1.50	< 0.005	0.05	0.05	—	0.05	—	250	250	0.01	< 0.005	—	251
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.74	1.56	1.58	25.3	0.00	0.00	0.00	1.11	1.11	—	5,027	5,027	0.21	0.17	18.4	5,102
Vendor	0.23	0.10	3.70	1.81	0.02	0.05	0.02	0.24	0.27	—	3,259	3,259	0.14	0.46	8.92	3,408
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.72	1.54	1.75	21.5	0.00	0.00	0.00	1.11	1.11	—	4,765	4,765	0.22	0.18	0.48	4,825
Vendor	0.23	0.09	3.86	1.83	0.02	0.05	0.02	0.24	0.27	—	3,261	3,261	0.14	0.46	0.23	3,400
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.08	0.97	1.19	14.2	0.00	0.00	0.00	0.69	0.69	—	3,047	3,047	0.14	0.11	5.01	3,088
Vendor	0.15	0.06	2.45	1.14	0.01	0.03	0.01	0.15	0.17	—	2,054	2,054	0.09	0.29	2.44	2,144
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.20	0.18	0.22	2.59	0.00	0.00	0.00	0.13	0.13	—	505	505	0.02	0.02	0.83	511
Vendor	0.03	0.01	0.45	0.21	< 0.005	0.01	< 0.005	0.03	0.03	—	340	340	0.01	0.05	0.40	355
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

3.7. Architectural Coating (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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
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	1/28/2025	5.00	20.0	—
Grading	Grading	1/1/2025	1/28/2025	5.00	20.0	—
Building Construction	Building Construction	1/1/2025	11/18/2025	5.00	230	—
Architectural Coating	Architectural Coating	10/22/2025	11/18/2025	5.00	20.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

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

Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	86.3	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2

Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	62.5	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	364	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	103	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	72.7	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

5.3.2. Mitigated

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	86.3	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	62.5	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—

Building Construction	Worker	364	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	103	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	72.7	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	354,375	118,125	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	150,000	—
Grading	10,000	—	20.0	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Unenclosed Parking with Elevator	0.00	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

5.18.1.2. Mitigated

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

5.18.1.2. Mitigated

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)
-----------	--------	------------------------------	------------------------------

5.18.2.2. Mitigated

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	20.0	annual days of extreme heat
Extreme Precipitation	6.35	annual days with precipitation above 20 mm
Sea Level Rise	—	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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

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

Air Quality Degradation	N/A	N/A	N/A	N/A
-------------------------	-----	-----	-----	-----

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
 The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
 The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	93.6
AQ-PM	48.8
AQ-DPM	45.7
Drinking Water	71.5
Lead Risk Housing	16.0
Pesticides	15.8
Toxic Releases	41.1
Traffic	75.8
Effect Indicators	—
CleanUp Sites	79.7
Groundwater	44.8
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	43.8
Solid Waste	52.9

Sensitive Population	—
Asthma	18.9
Cardio-vascular	28.8
Low Birth Weights	28.1
Socioeconomic Factor Indicators	—
Education	12.0
Housing	6.10
Linguistic	2.81
Poverty	23.3
Unemployment	37.7

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	90.27332221
Employed	93.50699346
Median HI	80.35416399
Education	—
Bachelor's or higher	69.9987168
High school enrollment	100
Preschool enrollment	82.86924163
Transportation	—
Auto Access	96.70216861
Active commuting	56.76889516
Social	—
2-parent households	60.42602335

Voting	66.75221352
Neighborhood	—
Alcohol availability	69.48543565
Park access	14.41036828
Retail density	72.98857949
Supermarket access	67.89426408
Tree canopy	82.39445656
Housing	—
Homeownership	68.17656872
Housing habitability	92.32644681
Low-inc homeowner severe housing cost burden	91.29988451
Low-inc renter severe housing cost burden	94.82869242
Uncrowded housing	52.3675093
Health Outcomes	—
Insured adults	91.18439625
Arthritis	71.8
Asthma ER Admissions	84.7
High Blood Pressure	83.5
Cancer (excluding skin)	29.3
Asthma	80.2
Coronary Heart Disease	79.3
Chronic Obstructive Pulmonary Disease	84.0
Diagnosed Diabetes	89.0
Life Expectancy at Birth	43.9
Cognitively Disabled	68.5
Physically Disabled	89.8
Heart Attack ER Admissions	37.2

Mental Health Not Good	79.6
Chronic Kidney Disease	85.5
Obesity	74.1
Pedestrian Injuries	19.6
Physical Health Not Good	85.2
Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	8.3
Current Smoker	78.6
No Leisure Time for Physical Activity	93.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	71.1
Elderly	66.9
English Speaking	86.7
Foreign-born	14.0
Outdoor Workers	90.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	75.9
Traffic Density	55.0
Traffic Access	23.0
Other Indices	—
Hardship	20.4
Other Decision Support	—
2016 Voting	58.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	23.0
Healthy Places Index Score for Project Location (b)	87.0
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	Worst-case construction assumptions
Construction: Construction Phases	Assuming demolition, grading, and building construction occurring simultaneously, with default phase lengths
Construction: Architectural Coatings	SCAQMD Rule 1103

Town Center Specific Plan Existing Detailed Report

Table of Contents

- 1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
- 2.4. Operations Emissions Compared Against Thresholds
- 2.5. Operations Emissions by Sector, Unmitigated
- 4. Operations Emissions Details
 - 4.1. Mobile Emissions by Land Use
 - 4.1.1. Unmitigated
 - 4.2. Energy
 - 4.2.1. Electricity Emissions By Land Use - Unmitigated
 - 4.2.3. Natural Gas Emissions By Land Use - Unmitigated
 - 4.3. Area Emissions by Source

- 4.3.1.1. Unmitigated
- 4.4. Water Emissions by Land Use
 - 4.4.1. Unmitigated
- 4.5. Waste Emissions by Land Use
 - 4.5.1. Unmitigated
- 4.6. Refrigerant Emissions by Land Use
 - 4.6.1. Unmitigated
- 4.7. Offroad Emissions By Equipment Type
 - 4.7.1. Unmitigated
- 4.8. Stationary Emissions By Equipment Type
 - 4.8.1. Unmitigated
- 4.9. User Defined Emissions By Equipment Type
 - 4.9.1. Unmitigated
- 4.10. Soil Carbon Accumulation By Vegetation Type
 - 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated
 - 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated
 - 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

- 5. Activity Data
 - 5.9. Operational Mobile Sources
 - 5.9.1. Unmitigated
 - 5.10. Operational Area Sources
 - 5.10.1. Hearths
 - 5.10.1.1. Unmitigated
 - 5.10.2. Architectural Coatings
 - 5.10.3. Landscape Equipment
 - 5.11. Operational Energy Consumption
 - 5.11.1. Unmitigated
 - 5.12. Operational Water and Wastewater Consumption
 - 5.12.1. Unmitigated
 - 5.13. Operational Waste Generation
 - 5.13.1. Unmitigated
 - 5.14. Operational Refrigeration and Air Conditioning Equipment
 - 5.14.1. Unmitigated
 - 5.15. Operational Off-Road Equipment

- 5.15.1. Unmitigated
- 5.16. Stationary Sources
 - 5.16.1. Emergency Generators and Fire Pumps
 - 5.16.2. Process Boilers
- 5.17. User Defined
- 5.18. Vegetation
 - 5.18.1. Land Use Change
 - 5.18.1.1. Unmitigated
 - 5.18.1. Biomass Cover Type
 - 5.18.1.1. Unmitigated
 - 5.18.2. Sequestration
 - 5.18.2.1. Unmitigated
- 6. Climate Risk Detailed Report
 - 6.1. Climate Risk Summary
 - 6.2. Initial Climate Risk Scores
 - 6.3. Adjusted Climate Risk Scores
 - 6.4. Climate Risk Reduction Measures

- 7. Health and Equity Details
 - 7.1. CalEnviroScreen 4.0 Scores
 - 7.2. Healthy Places Index Scores
 - 7.3. Overall Health & Equity Scores
 - 7.4. Health & Equity Measures
 - 7.5. Evaluation Scorecard
 - 7.6. Health & Equity Custom Measures
- 8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Town Center Specific Plan Existing
Operational Year	2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	16.0
Location	24201 Valencia Blvd, Valencia, CA 91355, USA
County	Los Angeles-South Coast
City	Santa Clarita
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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
Regional Shopping Center	982	1000sqft	22.6	982,344	98,234	—	—	Assume 10% landscape area

Strip Mall	83.6	1000sqft	1.92	83,579	8,358	—	—	Assume 10% landscape area
General Office Building	508	1000sqft	11.7	507,500	50,750	—	—	Assume 10% landscape area
Government Office Building	95.8	1000sqft	2.20	95,800	9,580	—	—	Assume 10% landscape area
Library	26.0	1000sqft	0.60	26,000	2,600	—	—	Assume 10% landscape area
Movie Theater (No Matinee)	183	1000sqft	4.19	182,700	18,270	—	—	Assume 10% landscape area
High Turnover (Sit Down Restaurant)	80.2	1000sqft	1.84	80,200	8,020	—	—	Assume 10% landscape area
Other Asphalt Surfaces	66.0	Acre	66.0	0.00	0.00	—	—	To balance the total site acreage of 111 acres

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)

Unr/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.	103	138	78.9	796	1.63	2.03	134	136	1.92	34.0	35.9	2,543	213,800	216,344	267	8.43	758	226,301
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	87.3	123	84.5	656	1.56	1.87	134	136	1.80	34.0	35.8	2,543	207,014	209,558	268	8.76	150	219,014

Total	87.3	123	84.5	656	1.56	1.87	134	136	1.80	34.0	35.8	2,543	207,014	209,558	268	8.76	150	219,014
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	85.5	76.8	74.6	663	1.52	1.06	132	134	0.99	33.7	34.7	—	155,222	155,222	8.42	7.12	270	157,824
Area	10.4	54.3	0.49	58.3	< 0.005	0.10	—	0.10	0.08	—	0.08	—	240	240	0.01	< 0.005	—	241
Energy	1.18	0.59	10.7	8.99	0.06	0.81	—	0.81	0.81	—	0.81	—	50,661	50,661	3.48	0.31	—	50,840
Water	—	—	—	—	—	—	—	—	—	—	—	549	2,866	3,415	56.5	1.36	—	5,234
Waste	—	—	—	—	—	—	—	—	—	—	—	1,994	0.00	1,994	199	0.00	—	6,977
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	133	133
Total	97.0	132	85.8	731	1.58	1.98	132	134	1.88	33.7	35.6	2,543	208,989	211,533	268	8.79	403	221,249
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	15.6	14.0	13.6	121	0.28	0.19	24.2	24.4	0.18	6.15	6.33	—	25,699	25,699	1.39	1.18	44.7	26,130
Area	1.89	9.91	0.09	10.6	< 0.005	0.02	—	0.02	0.01	—	0.01	—	39.7	39.7	< 0.005	< 0.005	—	39.9
Energy	0.21	0.11	1.95	1.64	0.01	0.15	—	0.15	0.15	—	0.15	—	8,388	8,388	0.58	0.05	—	8,417
Water	—	—	—	—	—	—	—	—	—	—	—	91.0	474	565	9.36	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	—	330	0.00	330	33.0	0.00	—	1,155
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	22.1	22.1
Total	17.7	24.0	15.7	133	0.29	0.36	24.2	24.5	0.34	6.15	6.49	421	34,601	35,022	44.3	1.46	66.8	36,630

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	14,062	14,062	0.87	0.11	—	14,115
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	1,196	1,196	0.07	0.01	—	1,201
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	13,181	13,181	0.82	0.10	—	13,231
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488	0.15	0.02	—	2,498
Library	—	—	—	—	—	—	—	—	—	—	—	—	364	364	0.02	< 0.005	—	365
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	2,554	2,554	0.16	0.02	—	2,564
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	4,048	4,048	0.25	0.03	—	4,063
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	37,893	37,893	2.35	0.28	—	38,037
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	14,062	14,062	0.87	0.11	—	14,115

Town Center Specific Plan Existing Detailed Report, 1/18/2024

Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	0.16	0.16	—	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	0.19	0.19	—	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
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
Total	1.18	0.59	10.7	8.99	0.06	0.81	0.81	0.81	—	—	0.81	—	12,768	12,768	1.13	0.02	—	12,803
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.17	0.09	1.58	1.33	0.01	0.12	0.12	0.12	—	—	0.12	—	1,885	1,885	0.17	< 0.005	—	1,890
Strip Mall	0.01	0.01	0.13	0.11	< 0.005	0.01	0.01	0.01	—	—	0.01	—	160	160	0.01	< 0.005	—	161
General Office Building	0.38	0.19	3.46	2.90	0.02	0.26	0.26	0.26	—	—	0.26	—	4,123	4,123	0.36	0.01	—	4,134
Government Office Building	0.07	0.04	0.65	0.55	< 0.005	0.05	0.05	0.05	—	—	0.05	—	778	778	0.07	< 0.005	—	780
Library	0.03	0.02	0.30	0.25	< 0.005	0.02	0.02	0.02	—	—	0.02	—	357	357	0.03	< 0.005	—	358
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	0.16	0.16	—	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	0.19	0.19	—	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967

Town Center Specific Plan Existing Detailed Report, 1/18/2024

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	—	42.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	2.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	15.1	14.0	0.72	85.1	0.01	0.15	—	0.15	0.11	—	0.11	—	350	350	0.01	< 0.005	—	351
Total	15.1	58.7	0.72	85.1	0.01	0.15	—	0.15	0.11	—	0.11	—	350	350	0.01	< 0.005	—	351
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	42.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	2.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	44.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	7.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	1.89	1.75	0.09	10.6	< 0.005	0.02	—	0.02	0.01	—	0.01	—	39.7	39.7	< 0.005	< 0.005	—	39.9

Total	1.89	9.91	0.09	10.6	< 0.005	0.02	0.01	0.01	—	0.01	—	39.7	39.7	< 0.005	< 0.005	—	39.9
-------	------	------	------	------	---------	------	------	------	---	------	---	------	------	---------	---------	---	------

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	139	733	872	14.3	0.35	—	1,333
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	11.9	62.3	74.2	1.22	0.03	—	113
General Office Building	—	—	—	—	—	—	—	—	—	—	—	173	900	1,073	17.8	0.43	—	1,645
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	36.5	190	226	3.75	0.09	—	347
Library	—	—	—	—	—	—	—	—	—	—	—	1.56	8.35	9.91	0.16	< 0.005	—	15.1
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	141	730	871	14.5	0.35	—	1,336
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	46.6	242	289	4.80	0.12	—	443
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Total all Land Uses	20,635	20,635	20,635	7,531,775	188,068	188,068	188,068	68,644,820

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	2,937,185	979,062	172,628

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)
Regional Shopping Center	9,647,960	532	0.0330	0.0040	5,881,239
Strip Mall	820,860	532	0.0330	0.0040	500,383
General Office Building	9,043,795	532	0.0330	0.0040	12,863,332
Government Office Building	1,707,183	532	0.0330	0.0040	2,428,192
Library	249,411	532	0.0330	0.0040	1,112,850
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Other Asphalt Surfaces	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)
Regional Shopping Center	72,764,697	1,377,691
Strip Mall	6,190,907	117,217
General Office Building	90,199,877	711,748
Government Office Building	19,031,598	134,356
Library	813,512	36,464
Movie Theater (No Matinee)	73,372,587	256,229

High Turnover (Sit Down Restaurant)	24,343,404	112,477
Other Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	1,031	—
Strip Mall	87.8	—
General Office Building	472	—
Government Office Building	89.1	—
Library	23.9	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Other Asphalt Surfaces	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
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Town Center Specific Plan Existing Detailed Report, 1/18/2024

Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	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	20.0	annual days of extreme heat
Extreme Precipitation	6.35	annual days with precipitation above 20 mm
Sea Level Rise	—	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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
----------------	----------------	-------------------	-------------------------	---------------------

Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	93.6
AQ-PM	48.8
AQ-DPM	45.7
Drinking Water	71.5
Lead Risk Housing	16.0
Pesticides	15.8
Toxic Releases	41.1
Traffic	75.8
Effect Indicators	—
CleanUp Sites	79.7
Groundwater	44.8
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	43.8
Solid Waste	52.9
Sensitive Population	—
Asthma	18.9
Cardio-vascular	28.8
Low Birth Weights	28.1
Socioeconomic Factor Indicators	—

Education	12.0
Housing	6.10
Linguistic	2.81
Poverty	23.3
Unemployment	37.7

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	90.27332221
Employed	93.50699346
Median HI	80.35416399
Education	—
Bachelor's or higher	69.9987168
High school enrollment	100
Preschool enrollment	82.86924163
Transportation	—
Auto Access	96.70216861
Active commuting	56.76889516
Social	—
2-parent households	60.42602335
Voting	66.75221352
Neighborhood	—
Alcohol availability	69.48543565
Park access	14.41036828
Retail density	72.98857949

Supermarket access	67.89426408
Tree canopy	82.39445656
Housing	—
Homeownership	68.17656872
Housing habitability	92.32644681
Low-inc homeowner severe housing cost burden	91.29988451
Low-inc renter severe housing cost burden	94.82869242
Uncrowded housing	52.3675093
Health Outcomes	—
Insured adults	91.18439625
Arthritis	71.8
Asthma ER Admissions	84.7
High Blood Pressure	83.5
Cancer (excluding skin)	29.3
Asthma	80.2
Coronary Heart Disease	79.3
Chronic Obstructive Pulmonary Disease	84.0
Diagnosed Diabetes	89.0
Life Expectancy at Birth	43.9
Cognitively Disabled	68.5
Physically Disabled	89.8
Heart Attack ER Admissions	37.2
Mental Health Not Good	79.6
Chronic Kidney Disease	85.5
Obesity	74.1
Pedestrian Injuries	19.6
Physical Health Not Good	85.2

Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	8.3
Current Smoker	78.6
No Leisure Time for Physical Activity	93.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	71.1
Elderly	66.9
English Speaking	86.7
Foreign-born	14.0
Outdoor Workers	90.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	75.9
Traffic Density	55.0
Traffic Access	23.0
Other Indices	—
Hardship	20.4
Other Decision Support	—
2016 Voting	58.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	23.0
Healthy Places Index Score for Project Location (b)	87.0
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
Operations: Architectural Coatings	SCAQMD Rule 1113

Town Center Specific Plan Low Buildout Detailed Report

Table of Contents

- 1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.2. Construction Emissions by Year, Unmitigated
 - 2.3. Construction Emissions by Year, Mitigated
 - 2.4. Operations Emissions Compared Against Thresholds
 - 2.5. Operations Emissions by Sector, Unmitigated
 - 2.6. Operations Emissions by Sector, Mitigated
- 3. Construction Emissions Details
 - 3.1. Demolition (2025) - Unmitigated
 - 3.2. Demolition (2025) - Mitigated

- 3.3. Site Preparation (2025) - Unmitigated
- 3.4. Site Preparation (2025) - Mitigated
- 3.5. Site Preparation (2026) - Unmitigated
- 3.6. Site Preparation (2026) - Mitigated
- 3.7. Grading (2026) - Unmitigated
- 3.8. Grading (2026) - Mitigated
- 3.9. Grading (2027) - Unmitigated
- 3.10. Grading (2027) - Mitigated
- 3.11. Building Construction (2027) - Unmitigated
- 3.12. Building Construction (2027) - Mitigated
- 3.13. Building Construction (2028) - Unmitigated
- 3.14. Building Construction (2028) - Mitigated
- 3.15. Building Construction (2029) - Unmitigated
- 3.16. Building Construction (2029) - Mitigated
- 3.17. Building Construction (2030) - Unmitigated
- 3.18. Building Construction (2030) - Mitigated
- 3.19. Building Construction (2031) - Unmitigated

- 3.20. Building Construction (2031) - Mitigated
- 3.21. Building Construction (2032) - Unmitigated
- 3.22. Building Construction (2032) - Mitigated
- 3.23. Building Construction (2033) - Unmitigated
- 3.24. Building Construction (2033) - Mitigated
- 3.25. Building Construction (2034) - Unmitigated
- 3.26. Building Construction (2034) - Mitigated
- 3.27. Building Construction (2035) - Unmitigated
- 3.28. Building Construction (2035) - Mitigated
- 3.29. Building Construction (2036) - Unmitigated
- 3.30. Building Construction (2036) - Mitigated
- 3.31. Building Construction (2037) - Unmitigated
- 3.32. Building Construction (2037) - Mitigated
- 3.33. Building Construction (2038) - Unmitigated
- 3.34. Building Construction (2038) - Mitigated
- 3.35. Building Construction (2039) - Unmitigated
- 3.36. Building Construction (2039) - Mitigated

- 3.37. Paving (2039) - Unmitigated
- 3.38. Paving (2039) - Mitigated
- 3.39. Paving (2040) - Unmitigated
- 3.40. Paving (2040) - Mitigated
- 3.41. Architectural Coating (2040) - Unmitigated
- 3.42. Architectural Coating (2040) - Mitigated
- 4. Operations Emissions Details
 - 4.1. Mobile Emissions by Land Use
 - 4.1.1. Unmitigated
 - 4.1.2. Mitigated
 - 4.2. Energy
 - 4.2.1. Electricity Emissions By Land Use - Unmitigated
 - 4.2.2. Electricity Emissions By Land Use - Mitigated
 - 4.2.3. Natural Gas Emissions By Land Use - Unmitigated
 - 4.2.4. Natural Gas Emissions By Land Use - Mitigated
 - 4.3. Area Emissions by Source
 - 4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

- 5.4. Vehicles
 - 5.4.1. Construction Vehicle Control Strategies
- 5.5. Architectural Coatings
- 5.6. Dust Mitigation
 - 5.6.1. Construction Earthmoving Activities
 - 5.6.2. Construction Earthmoving Control Strategies
- 5.7. Construction Paving
- 5.8. Construction Electricity Consumption and Emissions Factors
- 5.9. Operational Mobile Sources
 - 5.9.1. Unmitigated
 - 5.9.2. Mitigated
- 5.10. Operational Area Sources
 - 5.10.1. Hearths
 - 5.10.1.1. Unmitigated
 - 5.10.1.2. Mitigated
 - 5.10.2. Architectural Coatings
 - 5.10.3. Landscape Equipment

- 5.10.4. Landscape Equipment - Mitigated
- 5.11. Operational Energy Consumption
 - 5.11.1. Unmitigated
 - 5.11.2. Mitigated
- 5.12. Operational Water and Wastewater Consumption
 - 5.12.1. Unmitigated
 - 5.12.2. Mitigated
- 5.13. Operational Waste Generation
 - 5.13.1. Unmitigated
 - 5.13.2. Mitigated
- 5.14. Operational Refrigeration and Air Conditioning Equipment
 - 5.14.1. Unmitigated
 - 5.14.2. Mitigated
- 5.15. Operational Off-Road Equipment
 - 5.15.1. Unmitigated
 - 5.15.2. Mitigated
- 5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Town Center Specific Plan Low Buildout
Construction Start Date	1/1/2025
Operational Year	2040
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	16.0
Location	24201 Valencia Blvd, Valencia, CA 91355, USA
County	Los Angeles-South Coast
City	Santa Clarita
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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
------------------	------	------	-------------	-----------------------	------------------------	--------------------------------	------------	-------------

Regional Shopping Center	728	1000sqft	16.7	728,407	72,841	—	—	Assume 10% landscape area
Strip Mall	186	1000sqft	4.26	185,635	18,564	—	—	Assume 10% landscape area
General Office Building	829	1000sqft	19.0	829,294	82,929	—	—	Assume 10% landscape area
Government Office Building	95.8	1000sqft	2.20	95,800	9,580	—	—	Assume 10% landscape area
Library	26.0	1000sqft	0.60	26,000	2,600	—	—	Assume 10% landscape area
Movie Theater (No Matinee)	183	1000sqft	4.19	182,700	18,270	—	—	Assume 10% landscape area
High Turnover (Sit Down Restaurant)	80.2	1000sqft	1.84	80,200	8,020	—	—	Assume 10% landscape area
Hotel	219	Room	7.30	317,988	31,799	—	—	Assume 10% landscape area
Apartments Mid Rise	1,426	Dwelling Unit	37.5	1,368,960	136,896	—	4,221	Assume 10% landscape area
Other Asphalt Surfaces	17.3	Acre	17.3	0.00	0.00	—	—	To balance total site acreage of 111 acres

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

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.	9.87	91.8	34.1	134	0.15	1.12	29.2	29.6	1.03	7.04	7.47	—	44,168	44,168	1.87	3.24	122	45,302
Mit.	9.87	91.8	34.1	134	0.15	1.12	29.2	29.6	1.03	7.04	7.47	—	44,168	44,168	1.87	3.24	122	45,302
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.76	91.8	36.4	117	0.15	1.37	29.2	29.6	1.26	10.2	11.4	—	42,886	42,886	1.14	3.24	3.15	43,884
Mit.	9.76	91.8	36.4	117	0.15	1.37	29.2	29.6	1.26	7.04	7.47	—	42,886	42,886	1.14	3.24	3.15	43,884
% Reduced	—	—	—	—	—	—	—	—	—	31%	35%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.79	55.4	24.6	82.4	0.11	0.82	20.7	21.0	0.76	4.99	5.28	—	30,375	30,375	0.70	2.32	34.4	31,119
Mit.	6.79	55.4	24.6	82.4	0.11	0.82	20.7	21.0	0.76	4.99	5.28	—	30,375	30,375	0.70	2.32	34.4	31,119
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.24	10.1	4.49	15.0	0.02	0.15	3.78	3.83	0.14	0.91	0.96	—	5,029	5,029	0.12	0.38	5.70	5,152
Mit.	1.24	10.1	4.49	15.0	0.02	0.15	3.78	3.83	0.14	0.91	0.96	—	5,029	5,029	0.12	0.38	5.70	5,152
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	3.09	2.49	24.7	21.9	0.05	0.94	3.26	4.20	0.87	0.58	1.45	—	5,656	5,656	0.26	0.35	5.46	5,773
2026	3.71	3.12	27.3	28.9	0.06	1.12	9.47	10.6	1.03	3.72	4.75	—	6,870	6,870	0.28	0.06	0.92	6,896
2027	9.87	8.19	34.1	134	0.15	1.04	29.2	29.6	0.96	7.04	7.47	—	44,168	44,168	1.87	3.24	122	45,302
2028	9.57	7.77	32.7	127	0.15	0.42	29.2	29.6	0.40	7.04	7.44	—	43,329	43,329	0.94	3.23	111	44,426
2029	9.29	7.49	30.7	120	0.15	0.40	29.2	29.6	0.38	7.04	7.42	—	42,475	42,475	0.93	3.23	102	43,563
2030	8.10	7.20	29.0	113	0.15	0.38	29.2	29.6	0.36	7.04	7.40	—	41,614	41,614	0.93	3.11	92.6	42,656
2031	7.79	6.13	28.0	107	0.15	0.37	29.2	29.5	0.35	7.04	7.39	—	40,745	40,745	0.87	2.34	84.2	41,549
2032	7.50	5.90	26.3	101	0.15	0.35	29.2	29.5	0.33	7.04	7.37	—	39,919	39,919	0.87	2.22	76.5	40,679
2033	7.32	5.72	25.5	96.9	0.15	0.33	29.2	29.5	0.31	7.04	7.35	—	39,120	39,120	0.87	2.22	69.7	39,873
2034	6.21	5.50	24.0	92.3	0.15	0.32	29.2	29.5	0.30	7.04	7.34	—	38,369	38,369	0.75	2.09	63.3	39,075
2035	6.06	5.36	23.4	88.6	0.15	0.30	29.2	29.5	0.29	7.04	7.33	—	37,670	37,670	0.69	2.09	42.3	38,354
2036	5.95	5.26	22.7	84.9	0.15	0.29	29.2	29.5	0.28	7.04	7.32	—	37,044	37,044	0.69	1.97	36.3	37,685
2037	5.77	5.07	22.3	82.1	0.15	0.28	29.2	29.5	0.27	7.04	7.31	—	36,472	36,472	0.69	1.97	30.9	37,107
2038	5.63	4.94	21.8	80.0	0.15	0.28	29.2	29.5	0.26	7.04	7.30	—	35,989	35,989	0.68	1.85	26.3	36,582
2039	5.49	4.85	20.7	78.0	0.15	0.27	29.2	29.4	0.26	7.04	7.30	—	35,534	35,534	0.68	1.85	22.2	36,123
2040	0.82	91.8	1.19	12.7	< 0.005	< 0.005	4.89	4.89	< 0.005	1.15	1.15	—	4,402	4,402	0.03	0.03	2.75	4,413
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.38	31.7	31.2	0.05	1.37	19.9	21.3	1.26	10.2	11.4	—	5,646	5,646	0.26	0.35	0.14	5,758
2026	3.81	3.21	29.2	29.8	0.06	1.24	19.9	21.1	1.14	10.2	11.3	—	6,855	6,855	0.28	0.06	0.02	6,881
2027	9.76	8.04	36.4	117	0.15	1.04	29.2	29.6	0.96	7.04	7.47	—	42,886	42,886	1.14	3.24	3.15	43,884
2028	9.51	7.71	34.3	111	0.15	0.42	29.2	29.6	0.40	7.04	7.44	—	42,072	42,072	0.98	3.24	2.88	43,066
2029	8.41	7.38	32.3	105	0.15	0.40	29.2	29.6	0.38	7.04	7.42	—	41,243	41,243	0.97	3.24	2.64	42,237

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

2030	8.01	7.10	30.6	98.8	0.15	0.38	29.2	29.6	0.36	7.04	7.40	—	40,404	40,404	0.93	3.11	2.40	41,356
2031	7.67	6.07	29.6	93.8	0.15	0.37	29.2	29.5	0.35	7.04	7.39	—	39,556	39,556	0.91	3.11	2.18	40,507
2032	7.44	5.84	27.8	89.1	0.15	0.35	29.2	29.5	0.33	7.04	7.37	—	38,748	38,748	0.91	2.22	1.98	39,435
2033	7.21	5.61	26.2	85.1	0.15	0.33	29.2	29.5	0.31	7.04	7.35	—	37,967	37,967	0.87	2.22	1.80	38,652
2034	6.14	5.43	25.5	81.2	0.15	0.32	29.2	29.5	0.30	7.04	7.34	—	37,230	37,230	0.75	2.09	1.65	37,875
2035	5.99	5.29	24.9	78.1	0.15	0.30	29.2	29.5	0.29	7.04	7.33	—	36,545	36,545	0.74	2.09	1.10	37,188
2036	5.93	5.24	23.4	75.2	0.15	0.29	29.2	29.5	0.28	7.04	7.32	—	35,930	35,930	0.74	1.97	0.94	36,536
2037	5.75	5.10	23.0	72.3	0.15	0.28	29.2	29.5	0.27	7.04	7.31	—	35,367	35,367	0.69	1.97	0.80	35,973
2038	5.61	4.96	22.5	70.1	0.15	0.28	29.2	29.5	0.26	7.04	7.30	—	34,892	34,892	0.68	1.85	0.68	35,459
2039	5.47	4.83	22.0	68.1	0.15	0.27	29.2	29.4	0.26	7.04	7.30	—	34,444	34,444	0.68	1.85	0.57	35,012
2040	0.81	91.8	5.30	10.8	0.01	0.11	4.89	4.89	0.10	1.15	1.15	—	4,183	4,183	0.06	0.03	0.07	4,191
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.35	1.92	18.8	17.1	0.03	0.74	5.05	5.79	0.68	1.98	2.67	—	4,004	4,004	0.18	0.20	1.35	4,070
2026	2.66	2.24	19.8	20.7	0.04	0.82	8.49	9.31	0.76	3.72	4.48	—	4,678	4,678	0.19	0.04	0.28	4,696
2027	5.11	4.22	22.8	58.6	0.08	0.51	14.7	15.2	0.47	3.99	4.46	—	19,844	19,844	0.55	1.35	21.6	20,282
2028	6.79	5.50	24.6	82.4	0.11	0.30	20.7	21.0	0.29	4.99	5.28	—	30,375	30,375	0.70	2.32	34.4	31,119
2029	5.99	5.25	23.1	77.6	0.11	0.29	20.6	20.9	0.27	4.97	5.24	—	29,694	29,694	0.69	2.31	31.4	30,431
2030	5.70	5.05	21.8	73.5	0.11	0.27	20.6	20.9	0.26	4.97	5.23	—	29,091	29,091	0.66	2.22	28.5	29,797
2031	5.53	4.34	21.1	69.5	0.11	0.26	20.6	20.9	0.25	4.97	5.22	—	28,481	28,481	0.65	2.22	26.0	29,185
2032	5.34	4.16	19.9	66.2	0.11	0.25	20.7	20.9	0.24	4.99	5.23	—	27,977	27,977	0.65	2.14	23.7	28,653
2033	5.16	4.02	19.3	63.2	0.11	0.23	20.6	20.9	0.22	4.97	5.20	—	27,338	27,338	0.62	1.59	21.5	27,848
2034	4.37	3.86	18.2	59.9	0.11	0.23	20.6	20.9	0.22	4.97	5.19	—	26,809	26,809	0.53	1.50	19.6	27,288
2035	4.29	3.79	17.7	57.7	0.11	0.22	20.6	20.9	0.21	4.97	5.18	—	26,318	26,318	0.53	1.50	13.0	26,790
2036	4.23	3.73	16.8	55.8	0.11	0.21	20.7	20.9	0.20	4.99	5.19	—	25,947	25,947	0.53	1.41	11.2	26,391
2037	4.11	3.61	16.4	53.5	0.11	0.20	20.6	20.8	0.19	4.97	5.17	—	25,472	25,472	0.50	1.41	9.53	25,914
2038	4.02	3.52	16.0	52.0	0.11	0.20	20.6	20.8	0.19	4.97	5.16	—	25,131	25,131	0.49	1.32	8.09	25,544
2039	1.51	1.42	7.51	20.7	0.04	0.11	6.48	6.60	0.11	1.56	1.67	—	8,507	8,507	0.18	0.41	2.14	8,638

2040	0.56	55.4	1.40	8.01	< 0.005	0.01	2.94	2.95	0.01	0.69	0.70	—	2,744	2,744	2,744	0.03	0.02	0.72	2,750
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.43	0.35	3.44	3.12	0.01	0.14	0.92	1.06	0.12	0.36	0.49	—	663	663	663	0.03	0.03	0.22	674
2026	0.49	0.41	3.62	3.78	0.01	0.15	1.55	1.70	0.14	0.68	0.82	—	774	774	774	0.03	0.01	0.05	777
2027	0.93	0.77	4.16	10.7	0.01	0.09	2.69	2.78	0.09	0.73	0.81	—	3,285	3,285	3,285	0.09	0.22	3.58	3,358
2028	1.24	1.00	4.49	15.0	0.02	0.06	3.78	3.83	0.05	0.91	0.96	—	5,029	5,029	5,029	0.12	0.38	5.70	5,152
2029	1.09	0.96	4.22	14.2	0.02	0.05	3.77	3.82	0.05	0.91	0.96	—	4,916	4,916	4,916	0.11	0.38	5.20	5,038
2030	1.04	0.92	3.98	13.4	0.02	0.05	3.77	3.82	0.05	0.91	0.96	—	4,816	4,816	4,816	0.11	0.37	4.72	4,933
2031	1.01	0.79	3.85	12.7	0.02	0.05	3.77	3.81	0.05	0.91	0.95	—	4,715	4,715	4,715	0.11	0.37	4.30	4,832
2032	0.97	0.76	3.63	12.1	0.02	0.05	3.78	3.82	0.04	0.91	0.95	—	4,632	4,632	4,632	0.11	0.35	3.92	4,744
2033	0.94	0.73	3.52	11.5	0.02	0.04	3.77	3.81	0.04	0.91	0.95	—	4,526	4,526	4,526	0.10	0.26	3.55	4,611
2034	0.80	0.70	3.32	10.9	0.02	0.04	3.77	3.81	0.04	0.91	0.95	—	4,439	4,439	4,439	0.09	0.25	3.24	4,518
2035	0.78	0.69	3.23	10.5	0.02	0.04	3.77	3.81	0.04	0.91	0.95	—	4,357	4,357	4,357	0.09	0.25	2.15	4,435
2036	0.77	0.68	3.06	10.2	0.02	0.04	3.78	3.81	0.04	0.91	0.95	—	4,296	4,296	4,296	0.09	0.23	1.86	4,369
2037	0.75	0.66	2.99	9.77	0.02	0.04	3.77	3.80	0.04	0.91	0.94	—	4,217	4,217	4,217	0.08	0.23	1.58	4,290
2038	0.73	0.64	2.92	9.50	0.02	0.04	3.77	3.80	0.03	0.91	0.94	—	4,161	4,161	4,161	0.08	0.22	1.34	4,229
2039	0.28	0.26	1.37	3.77	0.01	0.02	1.18	1.20	0.02	0.29	0.30	—	1,408	1,408	1,408	0.03	0.07	0.35	1,430
2040	0.10	10.1	0.26	1.46	< 0.005	< 0.005	0.54	0.54	< 0.005	0.13	0.13	—	454	454	454	< 0.005	< 0.005	0.12	455

2.3. Construction Emissions by Year, Mitigated

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	3.09	2.49	24.7	21.9	0.05	0.94	2.35	3.30	0.87	0.44	1.31	—	5,656	5,656	0.26	0.35	5.46	5,773
2026	3.71	3.12	27.3	28.9	0.06	1.12	2.65	3.78	1.03	1.01	2.04	—	6,870	6,870	0.28	0.06	0.92	6,896
2027	9.87	8.19	34.1	134	0.15	1.04	29.2	29.6	0.96	7.04	7.47	—	44,168	44,168	1.87	3.24	122	45,302

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

2028	9.57	7.77	32.7	127	0.15	0.42	29.2	29.6	0.40	7.04	7.44	—	43,329	43,329	0.94	3.23	111	44,426
2029	9.29	7.49	30.7	120	0.15	0.40	29.2	29.6	0.38	7.04	7.42	—	42,475	42,475	0.93	3.23	102	43,563
2030	8.10	7.20	29.0	113	0.15	0.38	29.2	29.6	0.36	7.04	7.40	—	41,614	41,614	0.93	3.11	92.6	42,656
2031	7.79	6.13	28.0	107	0.15	0.37	29.2	29.5	0.35	7.04	7.39	—	40,745	40,745	0.87	2.34	84.2	41,549
2032	7.50	5.90	26.3	101	0.15	0.35	29.2	29.5	0.33	7.04	7.37	—	39,919	39,919	0.87	2.22	76.5	40,679
2033	7.32	5.72	25.5	96.9	0.15	0.33	29.2	29.5	0.31	7.04	7.35	—	39,120	39,120	0.87	2.22	69.7	39,873
2034	6.21	5.50	24.0	92.3	0.15	0.32	29.2	29.5	0.30	7.04	7.34	—	38,369	38,369	0.75	2.09	63.3	39,075
2035	6.06	5.36	23.4	88.6	0.15	0.30	29.2	29.5	0.29	7.04	7.33	—	37,670	37,670	0.69	2.09	42.3	38,354
2036	5.95	5.26	22.7	84.9	0.15	0.29	29.2	29.5	0.28	7.04	7.32	—	37,044	37,044	0.69	1.97	36.3	37,685
2037	5.77	5.07	22.3	82.1	0.15	0.28	29.2	29.5	0.27	7.04	7.31	—	36,472	36,472	0.69	1.97	30.9	37,107
2038	5.63	4.94	21.8	80.0	0.15	0.28	29.2	29.5	0.26	7.04	7.30	—	35,989	35,989	0.68	1.85	26.3	36,582
2039	5.49	4.85	20.7	78.0	0.15	0.27	29.2	29.4	0.26	7.04	7.30	—	35,534	35,534	0.68	1.85	22.2	36,123
2040	0.82	91.8	1.19	12.7	< 0.005	< 0.005	4.89	4.89	< 0.005	1.15	1.15	—	4,402	4,402	0.03	0.03	2.75	4,413
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.38	31.7	31.2	0.05	1.37	5.34	6.71	1.26	2.68	3.94	—	5,646	5,646	0.26	0.35	0.14	5,758
2026	3.81	3.21	29.2	29.8	0.06	1.24	5.34	6.58	1.14	2.68	3.82	—	6,855	6,855	0.28	0.06	0.02	6,881
2027	9.76	8.04	36.4	117	0.15	1.04	29.2	29.6	0.96	7.04	7.47	—	42,886	42,886	1.14	3.24	3.15	43,884
2028	9.51	7.71	34.3	111	0.15	0.42	29.2	29.6	0.40	7.04	7.44	—	42,072	42,072	0.98	3.24	2.88	43,066
2029	8.41	7.38	32.3	105	0.15	0.40	29.2	29.6	0.38	7.04	7.42	—	41,243	41,243	0.97	3.24	2.64	42,237
2030	8.01	7.10	30.6	98.8	0.15	0.38	29.2	29.6	0.36	7.04	7.40	—	40,404	40,404	0.93	3.11	2.40	41,356
2031	7.67	6.07	29.6	93.8	0.15	0.37	29.2	29.5	0.35	7.04	7.39	—	39,556	39,556	0.91	3.11	2.18	40,507
2032	7.44	5.84	27.8	89.1	0.15	0.35	29.2	29.5	0.33	7.04	7.37	—	38,748	38,748	0.91	2.22	1.98	39,435
2033	7.21	5.61	26.2	85.1	0.15	0.33	29.2	29.5	0.31	7.04	7.35	—	37,967	37,967	0.87	2.22	1.80	38,652
2034	6.14	5.43	25.5	81.2	0.15	0.32	29.2	29.5	0.30	7.04	7.34	—	37,230	37,230	0.75	2.09	1.65	37,875
2035	5.99	5.29	24.9	78.1	0.15	0.30	29.2	29.5	0.29	7.04	7.33	—	36,545	36,545	0.74	2.09	1.10	37,188
2036	5.93	5.24	23.4	75.2	0.15	0.29	29.2	29.5	0.28	7.04	7.32	—	35,930	35,930	0.74	1.97	0.94	36,536

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

2037	5.75	5.10	23.0	72.3	0.15	0.28	29.2	29.5	0.27	7.04	7.31	—	35,367	35,367	0.69	1.97	0.80	35,973
2038	5.61	4.96	22.5	70.1	0.15	0.28	29.2	29.5	0.26	7.04	7.30	—	34,892	34,892	0.68	1.85	0.68	35,459
2039	5.47	4.83	22.0	68.1	0.15	0.27	29.2	29.4	0.26	7.04	7.30	—	34,444	34,444	0.68	1.85	0.57	35,012
2040	0.81	91.8	5.30	10.8	0.01	0.11	4.89	4.89	0.10	1.15	1.15	—	4,183	4,183	0.06	0.03	0.07	4,191
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.35	1.92	18.8	17.1	0.03	0.74	2.16	2.90	0.68	0.68	1.36	—	4,004	4,004	0.18	0.20	1.35	4,070
2026	2.66	2.24	19.8	20.7	0.04	0.82	2.34	3.16	0.76	1.00	1.75	—	4,678	4,678	0.19	0.04	0.28	4,696
2027	5.11	4.22	22.8	58.6	0.08	0.51	12.7	13.2	0.47	3.17	3.64	—	19,844	19,844	0.55	1.35	21.6	20,282
2028	6.79	5.50	24.6	82.4	0.11	0.30	20.7	21.0	0.29	4.99	5.28	—	30,375	30,375	0.70	2.32	34.4	31,119
2029	5.99	5.25	23.1	77.6	0.11	0.29	20.6	20.9	0.27	4.97	5.24	—	29,694	29,694	0.69	2.31	31.4	30,431
2030	5.70	5.05	21.8	73.5	0.11	0.27	20.6	20.9	0.26	4.97	5.23	—	29,091	29,091	0.66	2.22	28.5	29,797
2031	5.53	4.34	21.1	69.5	0.11	0.26	20.6	20.9	0.25	4.97	5.22	—	28,481	28,481	0.65	2.22	26.0	29,185
2032	5.34	4.16	19.9	66.2	0.11	0.25	20.7	20.9	0.24	4.99	5.23	—	27,977	27,977	0.65	2.14	23.7	28,653
2033	5.16	4.02	19.3	63.2	0.11	0.23	20.6	20.9	0.22	4.97	5.20	—	27,338	27,338	0.62	1.59	21.5	27,848
2034	4.37	3.86	18.2	59.9	0.11	0.23	20.6	20.9	0.22	4.97	5.19	—	26,809	26,809	0.53	1.50	19.6	27,288
2035	4.29	3.79	17.7	57.7	0.11	0.22	20.6	20.9	0.21	4.97	5.18	—	26,318	26,318	0.53	1.50	13.0	26,790
2036	4.23	3.73	16.8	55.8	0.11	0.21	20.7	20.9	0.20	4.99	5.19	—	25,947	25,947	0.53	1.41	11.2	26,391
2037	4.11	3.61	16.4	53.5	0.11	0.20	20.6	20.8	0.19	4.97	5.17	—	25,472	25,472	0.50	1.41	9.53	25,914
2038	4.02	3.52	16.0	52.0	0.11	0.20	20.6	20.8	0.19	4.97	5.16	—	25,131	25,131	0.49	1.32	8.09	25,544
2039	1.51	1.42	7.51	20.7	0.04	0.11	6.48	6.60	0.11	1.56	1.67	—	8,507	8,507	0.18	0.41	2.14	8,638
2040	0.56	55.4	1.40	8.01	< 0.005	0.01	2.94	2.95	0.01	0.69	0.70	—	2,744	2,744	0.03	0.02	0.72	2,750
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.43	0.35	3.44	3.12	0.01	0.14	0.39	0.53	0.12	0.12	0.25	—	663	663	0.03	0.03	0.22	674
2026	0.49	0.41	3.62	3.78	0.01	0.15	0.43	0.58	0.14	0.18	0.32	—	774	774	0.03	0.01	0.05	777
2027	0.93	0.77	4.16	10.7	0.01	0.09	2.31	2.41	0.09	0.58	0.66	—	3,285	3,285	0.09	0.22	3.58	3,358
2028	1.24	1.00	4.49	15.0	0.02	0.06	3.78	3.83	0.05	0.91	0.96	—	5,029	5,029	0.12	0.38	5.70	5,152
2029	1.09	0.96	4.22	14.2	0.02	0.05	3.77	3.82	0.05	0.91	0.96	—	4,916	4,916	0.11	0.38	5.20	5,038

2030	1.04	0.92	3.98	13.4	0.02	0.05	3.77	3.82	0.05	0.91	0.96	—	4,816	4,816	0.11	0.37	4.72	4,933
2031	1.01	0.79	3.85	12.7	0.02	0.05	3.77	3.81	0.05	0.91	0.95	—	4,715	4,715	0.11	0.37	4.30	4,832
2032	0.97	0.76	3.63	12.1	0.02	0.05	3.78	3.82	0.04	0.91	0.95	—	4,632	4,632	0.11	0.35	3.92	4,744
2033	0.94	0.73	3.52	11.5	0.02	0.04	3.77	3.81	0.04	0.91	0.95	—	4,526	4,526	0.10	0.26	3.55	4,611
2034	0.80	0.70	3.32	10.9	0.02	0.04	3.77	3.81	0.04	0.91	0.95	—	4,439	4,439	0.09	0.25	3.24	4,518
2035	0.78	0.69	3.23	10.5	0.02	0.04	3.77	3.81	0.04	0.91	0.95	—	4,357	4,357	0.09	0.25	2.15	4,435
2036	0.77	0.68	3.06	10.2	0.02	0.04	3.78	3.81	0.04	0.91	0.95	—	4,296	4,296	0.09	0.23	1.86	4,369
2037	0.75	0.66	2.99	9.77	0.02	0.04	3.77	3.80	0.04	0.91	0.94	—	4,217	4,217	0.08	0.23	1.58	4,290
2038	0.73	0.64	2.92	9.50	0.02	0.04	3.77	3.80	0.03	0.91	0.94	—	4,161	4,161	0.08	0.22	1.34	4,229
2039	0.28	0.26	1.37	3.77	0.01	0.02	1.18	1.20	0.02	0.29	0.30	—	1,408	1,408	0.03	0.07	0.35	1,430
2040	0.10	10.1	0.26	1.46	< 0.005	< 0.005	0.54	0.54	< 0.005	0.13	0.13	—	454	454	< 0.005	< 0.005	0.12	455

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.	116	191	92.9	939	2.34	4.27	229	233	4.16	58.1	62.2	3,452	324,865	328,317	361	9.81	756	341,018
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	89.2	166	95.9	688	2.24	4.04	229	233	3.99	58.1	62.1	3,452	315,420	318,872	361	10.1	643	331,567
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	104	181	77.6	827	2.15	2.59	226	229	2.50	57.5	60.0	3,452	293,060	296,512	361	10.1	691	309,235
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	19.0	33.0	14.2	151	0.39	0.47	41.3	41.8	0.46	10.5	11.0	572	48,519	49,091	59.7	1.68	114	51,197

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	84.8	76.8	50.8	728	2.08	0.85	229	230	0.79	58.1	58.9	—	211,969	211,969	7.47	7.41	116	214,481
Area	28.9	113	22.9	197	0.15	1.95	—	1.95	1.89	—	1.89	0.00	27,677	27,677	0.54	0.06	—	27,707
Energy	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	1.47	—	1.47	—	81,291	81,291	5.65	0.48	—	81,575
Water	—	—	—	—	—	—	—	—	—	—	—	750	3,928	4,678	77.1	1.86	—	7,159
Waste	—	—	—	—	—	—	—	—	—	—	—	2,702	0.00	2,702	270	0.00	—	9,455
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	640	640
Total	116	191	92.9	939	2.34	4.27	229	233	4.16	58.1	62.2	3,452	324,865	328,317	361	9.81	756	341,018
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	84.6	76.6	55.5	665	1.99	0.85	229	230	0.79	58.1	58.9	—	203,179	203,179	7.67	7.76	3.01	205,686
Area	2.49	88.4	21.3	9.06	0.14	1.72	—	1.72	1.72	—	1.72	0.00	27,023	27,023	0.51	0.05	—	27,051
Energy	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	1.47	—	1.47	—	81,291	81,291	5.65	0.48	—	81,575
Water	—	—	—	—	—	—	—	—	—	—	—	750	3,928	4,678	77.1	1.86	—	7,159
Waste	—	—	—	—	—	—	—	—	—	—	—	2,702	0.00	2,702	270	0.00	—	9,455
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	640	640
Total	89.2	166	95.9	688	2.24	4.04	229	233	3.99	58.1	62.1	3,452	315,420	318,872	361	10.1	643	331,567
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	83.8	75.9	55.9	683	2.01	0.85	226	227	0.79	57.5	58.3	—	205,543	205,543	7.64	7.78	50.1	208,103
Area	18.2	104	2.58	129	0.02	0.27	—	0.27	0.23	—	0.23	0.00	2,299	2,299	0.05	0.01	—	2,302
Energy	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	1.47	—	1.47	—	81,291	81,291	5.65	0.48	—	81,575
Water	—	—	—	—	—	—	—	—	—	—	—	750	3,928	4,678	77.1	1.86	—	7,159

Area	2.49	88.4	21.3	9.06	0.14	1.72	—	1.72	—	1.72	—	1.72	0.00	27,023	27,023	0.51	0.05	—	27,051
Energy	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	—	1.47	—	1.47	—	81,291	81,291	5.65	0.48	—	81,575
Water	—	—	—	—	—	—	—	—	—	—	—	—	750	3,928	4,678	77.1	1.86	—	7,159
Waste	—	—	—	—	—	—	—	—	—	—	—	—	2,702	0.00	2,702	270	0.00	—	9,455
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	640	640
Total	89.2	166	95.9	688	2.24	4.04	229	233	58.1	62.1	58.1	62.1	3,452	315,420	318,872	361	10.1	643	331,567
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	83.8	75.9	55.9	683	2.01	0.85	226	227	57.5	58.3	57.5	58.3	—	205,543	205,543	7.64	7.78	50.1	208,103
Area	18.2	104	2.58	129	0.02	0.27	—	0.27	—	0.23	—	0.23	0.00	2,299	2,299	0.05	0.01	—	2,302
Energy	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	—	1.47	—	1.47	—	81,291	81,291	5.65	0.48	—	81,575
Water	—	—	—	—	—	—	—	—	—	—	—	—	750	3,928	4,678	77.1	1.86	—	7,159
Waste	—	—	—	—	—	—	—	—	—	—	—	—	2,702	0.00	2,702	270	0.00	—	9,455
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	640	640
Total	104	181	77.6	827	2.15	2.59	226	229	57.5	60.0	57.5	60.0	3,452	293,060	296,512	361	10.1	691	309,235
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	15.3	13.9	10.2	125	0.37	0.15	41.3	41.5	10.5	10.6	10.5	10.6	—	34,030	34,030	1.26	1.29	8.30	34,454
Area	3.33	19.0	0.47	23.6	< 0.005	0.05	—	0.05	—	0.04	—	0.04	0.00	381	381	0.01	< 0.005	—	381
Energy	0.39	0.19	3.49	2.63	0.02	0.27	—	0.27	—	0.27	—	0.27	—	13,459	13,459	0.94	0.08	—	13,506
Water	—	—	—	—	—	—	—	—	—	—	—	—	124	650	774	12.8	0.31	—	1,185
Waste	—	—	—	—	—	—	—	—	—	—	—	—	447	0.00	447	44.7	0.00	—	1,565
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	106	106
Total	19.0	33.0	14.2	151	0.39	0.47	41.3	41.8	10.5	11.0	10.5	11.0	572	48,519	49,091	59.7	1.68	114	51,197

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3.425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	2.52	—	2.52	—	0.38	0.38	—	—	—	—	—	—	—
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	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3.425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	2.52	—	2.52	—	0.38	0.38	—	—	—	—	—	—	—
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	1.57	1.31	12.2	10.9	0.02	0.50	—	0.50	0.46	—	0.46	—	1,877	1,877	0.08	0.02	—	1,883
Demolition	—	—	—	—	—	1.38	—	1.38	—	0.21	0.21	—	—	—	—	—	—	—
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	0.29	0.24	2.22	1.99	< 0.005	0.09	—	0.09	0.08	—	0.08	—	311	311	0.01	< 0.005	—	312
Demolition	—	—	—	—	—	0.25	—	0.25	—	0.04	0.04	—	—	—	—	—	—	—

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	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621	
Dust From Material Movement:	—	—	—	—	—	2.39	2.39	2.39	—	0.95	0.95	—	—	—	—	—	—	—	
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	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621	
Dust From Material Movement:	—	—	—	—	—	2.39	2.39	2.39	—	0.95	0.95	—	—	—	—	—	—	—	
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	1.98	1.67	14.9	15.1	0.03	0.61	—	0.61	0.57	—	0.57	—	3,616	3,616	0.15	0.03	—	3,628	
Dust From Material Movement:	—	—	—	—	—	1.31	1.31	1.31	—	0.52	0.52	—	—	—	—	—	—	—	
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	

3.9. Grading (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
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	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
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	1.06	0.89	7.76	8.28	0.02	0.32	—	0.32	0.29	—	0.29	—	2,001	2,001	0.08	0.02	—	2,008
Dust From Material Movement:	—	—	—	—	—	—	2.79	2.79	—	1.11	1.11	—	—	—	—	—	—	—

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	0.71	6.39	9.26	0.02	0.22	0.20	—	0.20	—	1,717	1,717	0.07	0.01	—	1,723
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	0.04	—	0.04	—	284	284	0.01	< 0.005	—	285
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.28	6.39	6.37	105	0.00	24.4	0.00	24.4	5.73	5.73	24,408	24,408	0.25	0.89	69.6	24,748
Vendor	1.11	0.39	17.4	8.38	0.12	4.73	0.12	4.86	1.31	1.43	16,523	16,523	0.59	2.33	41.8	17,273
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	7.24	6.35	7.26	89.7	0.00	24.4	0.00	24.4	5.73	5.73	23,142	23,142	0.29	0.89	1.80	23,415
Vendor	1.09	0.37	18.1	8.45	0.12	4.73	0.12	4.86	1.31	1.43	16,533	16,533	0.59	2.34	1.08	17,245
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	5.15	4.52	5.17	67.2	0.00	17.3	0.00	17.3	4.06	4.06	16,820	16,820	0.21	0.63	21.6	17,036
Vendor	0.79	0.27	13.1	5.98	0.09	3.36	0.09	3.45	0.93	1.02	11,838	11,838	0.42	1.67	12.9	12,360

Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	0.04	0.04	—	0.04	—	284	284	284	0.01	< 0.005	—	285
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	7.28	6.39	6.37	105	0.00	0.00	0.00	0.00	24.4	24.4	24.4	24,408	24,408	24,408	0.25	0.89	69.6	24,748
Vendor	1.11	0.39	17.4	8.38	0.12	0.12	0.12	0.12	4.86	4.73	4.86	16,523	16,523	16,523	0.59	2.33	41.8	17,273
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.24	6.35	7.26	89.7	0.00	0.00	0.00	0.00	24.4	24.4	24.4	23,142	23,142	23,142	0.29	0.89	1.80	23,415
Vendor	1.09	0.37	18.1	8.45	0.12	0.12	0.12	0.12	4.86	4.73	4.86	16,533	16,533	16,533	0.59	2.34	1.08	17,245
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.15	4.52	5.17	67.2	0.00	0.00	0.00	0.00	17.3	17.3	17.3	16,820	16,820	16,820	0.21	0.63	21.6	17,036
Vendor	0.79	0.27	13.1	5.98	0.09	0.09	0.09	0.09	3.45	3.36	3.45	11,838	11,838	11,838	0.42	1.67	12.9	12,360
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.94	0.82	0.94	12.3	0.00	0.00	0.00	0.00	3.16	3.16	3.16	2,785	2,785	2,785	0.03	0.11	3.57	2,820
Vendor	0.14	0.05	2.38	1.09	0.02	0.02	0.02	0.02	0.63	0.61	0.63	1,960	1,960	1,960	0.07	0.28	2.13	2,046
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	0.00

3.15. Building Construction (2029) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
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	0.82	0.69	6.13	9.22	0.02	0.20	—	0.20	0.18	—	0.18	—	1,712	1,712	0.07	0.01	—	1,718
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	0.15	0.13	1.12	1.68	< 0.005	0.04	—	0.04	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	7.03	6.14	5.57	98.6	0.00	0.00	24.4	24.4	0.00	5.73	5.73	—	23,992	23,992	0.25	0.89	62.3	24,325
Vendor	1.11	0.38	16.5	7.97	0.12	0.12	4.73	4.86	0.12	1.31	1.43	—	16,086	16,086	0.58	2.33	39.3	16,833
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	6.18	6.06	6.41	83.5	0.00	0.00	24.4	24.4	0.00	5.73	5.73	—	22,750	22,750	0.29	0.89	1.61	23,023
Vendor	1.07	0.36	17.3	8.15	0.12	0.12	4.73	4.86	0.12	1.31	1.43	—	16,096	16,096	0.58	2.34	1.02	16,808
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	4.39	4.30	4.58	62.6	0.00	0.00	17.3	17.3	0.00	4.05	4.05	—	16,489	16,489	0.21	0.63	19.2	16,703
Vendor	0.78	0.26	12.4	5.75	0.09	0.09	3.35	3.44	0.09	0.93	1.02	—	11,493	11,493	0.41	1.66	12.1	12,010

Off-Road Equipment	0.15	0.12	1.09	1.68	< 0.005	0.03	0.03	0.03	0.03	0.03	—	0.03	—	283	283	283	0.01	< 0.005	—	284
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	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.02	5.90	4.76	92.6	0.00	0.00	0.00	0.00	0.00	5.73	5.73	5.73	—	23,603	23,603	23,603	0.25	0.89	55.4	23,929
Vendor	0.96	0.37	15.8	7.69	0.12	0.12	0.12	0.12	0.12	1.31	1.43	1.43	—	15,614	15,614	15,614	0.58	2.20	37.2	16,322
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	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.94	5.81	5.61	78.1	0.00	0.00	0.00	0.00	0.00	5.73	5.73	5.73	—	22,383	22,383	22,383	0.25	0.89	1.44	22,655
Vendor	0.95	0.34	16.6	7.87	0.12	0.12	0.12	0.12	0.12	1.31	1.43	1.43	—	15,625	15,625	15,625	0.58	2.20	0.96	16,296
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	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.21	4.12	4.01	58.8	0.00	0.00	0.00	0.00	0.00	4.05	4.05	4.05	—	16,223	16,223	16,223	0.18	0.63	17.1	16,433
Vendor	0.69	0.25	11.8	5.55	0.09	0.09	0.09	0.09	0.09	0.93	1.02	1.02	—	11,156	11,156	11,156	0.41	1.57	11.5	11,646
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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.77	0.75	0.73	10.7	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.74	—	2,686	2,686	2,686	0.03	0.10	2.82	2,721
Vendor	0.13	0.05	2.16	1.01	0.02	0.02	0.02	0.02	0.02	0.17	0.19	0.19	—	1,847	1,847	1,847	0.07	0.26	1.90	1,928
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	0.00	0.00

3.18. Building Construction (2030) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
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	0.78	0.66	5.80	9.18	0.02	0.17	0.16	0.16	—	0.16	—	1,712	1,712	0.07	0.01	—	1,718
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	0.14	0.12	1.06	1.67	< 0.005	0.03	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	5.73	4.84	4.72	86.7	0.00	0.00	0.00	0.00	24.4	5.73	5.73	23,246	23,246	0.21	0.12	49.2	23,337
Vendor	0.96	0.37	15.1	7.41	0.12	0.12	0.12	1.43	4.73	1.31	1.43	15,102	15,102	0.57	2.20	35.1	15,807
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	5.65	4.80	5.57	73.5	0.00	0.00	0.00	0.00	24.4	5.73	5.73	22,046	22,046	0.25	0.89	1.28	22,318
Vendor	0.92	0.34	15.9	7.46	0.12	0.12	0.12	1.43	4.73	1.31	1.43	15,113	15,113	0.57	2.20	0.91	15,784
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	4.06	3.43	3.95	54.9	0.00	0.00	0.00	4.05	17.3	4.05	4.05	15,979	15,979	0.18	0.63	15.2	16,187
Vendor	0.68	0.25	11.3	5.36	0.09	0.09	0.09	1.02	3.35	0.93	1.02	10,791	10,791	0.41	1.57	10.8	11,280

Off-Road Equipment	0.14	0.12	1.06	1.67	< 0.005	0.03	0.03	0.03	0.03	—	0.03	—	283	283	283	0.01	< 0.005	—	284
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.73	4.84	4.72	86.7	0.00	0.00	0.00	0.00	0.00	24.4	5.73	5.73	23,246	23,246	23,246	0.21	0.12	49.2	23,337
Vendor	0.96	0.37	15.1	7.41	0.12	0.12	0.12	0.12	0.12	4.86	1.31	1.43	15,102	15,102	15,102	0.57	2.20	35.1	15,807
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	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.65	4.80	5.57	73.5	0.00	0.00	0.00	0.00	0.00	24.4	5.73	5.73	22,046	22,046	22,046	0.25	0.89	1.28	22,318
Vendor	0.92	0.34	15.9	7.46	0.12	0.12	0.12	0.12	0.12	4.86	1.31	1.43	15,113	15,113	15,113	0.57	2.20	0.91	15,784
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	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.06	3.43	3.95	54.9	0.00	0.00	0.00	0.00	0.00	17.3	4.05	4.05	15,979	15,979	15,979	0.18	0.63	15.2	16,187
Vendor	0.68	0.25	11.3	5.36	0.09	0.09	0.09	0.09	0.09	3.44	0.93	1.02	10,791	10,791	10,791	0.41	1.57	10.8	11,280
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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.74	0.63	0.72	10.0	0.00	0.00	0.00	0.00	0.00	3.15	0.74	0.74	2,645	2,645	2,645	0.03	0.10	2.52	2,680
Vendor	0.12	0.05	2.07	0.98	0.02	0.02	0.02	0.02	0.02	0.63	0.17	0.19	1,787	1,787	1,787	0.07	0.26	1.79	1,868
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	0.00	0.00

3.21. Building Construction (2032) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	2,397	2,397	0.10	0.02	—	2,405
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	0.64	5.64	9.16	0.02	0.16	—	0.16	0.15	—	1,717	1,717	0.07	0.01	—	1,723
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.03	1.67	< 0.005	0.03	—	0.03	0.03	—	284	284	0.01	< 0.005	—	285
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.48	4.64	3.92	81.5	0.00	24.4	24.4	24.4	0.00	5.73	22,931	22,931	0.21	0.12	43.4	23,016
Vendor	0.95	0.37	14.6	7.13	0.12	4.73	4.73	4.86	0.12	1.31	14,591	14,591	0.57	2.08	33.1	15,257
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	5.44	4.60	4.76	69.0	0.00	24.4	24.4	24.4	0.00	5.73	21,749	21,749	0.25	0.12	1.12	21,793
Vendor	0.92	0.34	15.2	7.31	0.12	4.73	4.73	4.86	0.12	1.31	14,602	14,602	0.57	2.08	0.86	15,236
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	3.90	3.26	3.38	51.9	0.00	17.3	17.3	17.3	0.00	4.06	15,806	15,806	0.18	0.63	13.4	16,013
Vendor	0.67	0.26	10.9	5.17	0.09	3.36	3.36	3.45	0.09	0.93	10,454	10,454	0.41	1.49	10.2	10,918

Off-Road Equipment	0.14	0.11	1.00	1.67	< 0.005	0.03	—	0.03	—	0.02	—	0.02	—	283	283	283	0.01	< 0.005	—	284
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	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.32	4.47	3.88	77.2	0.00	0.00	24.4	24.4	24.4	5.73	5.73	5.73	—	22,627	22,627	22,627	0.21	0.12	38.2	22,707
Vendor	0.95	0.37	14.0	6.87	0.12	0.12	4.73	4.73	4.86	1.31	1.43	1.43	—	14,096	14,096	14,096	0.57	2.08	31.5	14,760
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	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.24	4.39	3.96	65.3	0.00	0.00	24.4	24.4	24.4	5.73	5.73	5.73	—	21,462	21,462	21,462	0.21	0.12	0.99	21,505
Vendor	0.92	0.34	14.6	7.04	0.12	0.12	4.73	4.86	4.86	1.31	1.43	1.43	—	14,107	14,107	14,107	0.57	2.08	0.82	14,741
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	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.74	3.14	3.37	49.1	0.00	0.00	17.3	17.3	17.3	4.05	4.05	4.05	—	15,554	15,554	15,554	0.15	0.09	11.8	15,596
Vendor	0.67	0.25	10.4	4.96	0.09	0.09	3.35	3.44	3.44	0.93	1.02	1.02	—	10,072	10,072	10,072	0.41	1.48	9.70	10,534
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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.68	0.57	0.62	8.97	0.00	0.00	3.15	3.15	3.15	0.74	0.74	0.74	—	2,575	2,575	2,575	0.02	0.01	1.95	2,582
Vendor	0.12	0.05	1.90	0.90	0.02	0.02	0.61	0.63	0.63	0.17	0.19	0.19	—	1,668	1,668	1,668	0.07	0.25	1.61	1,744
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	0.00	0.00

3.24. Building Construction (2033) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	2,397	2,397	0.10	0.02	—	2,405
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.37	9.12	0.02	0.14	—	0.14	0.13	—	1,712	1,712	0.07	0.01	—	1,718
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	0.02	—	283	283	0.01	< 0.005	—	284
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.35	4.27	3.07	72.9	0.00	0.00	24.4	24.4	5.73	5.73	22,361	22,361	0.21	0.12	33.3	22,437
Vendor	0.82	0.37	13.4	6.59	0.12	0.12	4.73	4.86	1.31	1.43	13,611	13,611	0.44	1.95	30.1	14,233
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	4.31	4.23	3.92	61.6	0.00	0.00	24.4	24.4	5.73	5.73	21,211	21,211	0.21	0.12	0.86	21,254
Vendor	0.80	0.34	14.1	6.76	0.12	0.12	4.73	4.86	1.31	1.43	13,622	13,622	0.44	1.95	0.78	14,216
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	3.05	2.99	2.80	46.0	0.00	0.00	17.3	17.3	4.05	4.05	15,372	15,372	0.15	0.09	10.3	15,412
Vendor	0.58	0.25	10.0	4.77	0.09	0.09	3.35	3.44	0.93	1.02	9,725	9,725	0.32	1.39	9.30	10,158

Off-Road Equipment	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	—	0.02	—	0.02	—	283	283	283	0.01	< 0.005	—	284
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	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.35	4.27	3.07	72.9	0.00	0.00	24.4	24.4	24.4	5.73	5.73	5.73	—	22,361	22,361	22,361	0.21	0.12	33.3	22,437
Vendor	0.82	0.37	13.4	6.59	0.12	0.12	4.73	4.73	4.86	1.31	1.43	1.43	—	13,611	13,611	13,611	0.44	1.95	30.1	14,233
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	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.31	4.23	3.92	61.6	0.00	0.00	24.4	24.4	24.4	5.73	5.73	5.73	—	21,211	21,211	21,211	0.21	0.12	0.86	21,254
Vendor	0.80	0.34	14.1	6.76	0.12	0.12	4.73	4.73	4.86	1.31	1.43	1.43	—	13,622	13,622	13,622	0.44	1.95	0.78	14,216
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	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.05	2.99	2.80	46.0	0.00	0.00	17.3	17.3	17.3	4.05	4.05	4.05	—	15,372	15,372	15,372	0.15	0.09	10.3	15,412
Vendor	0.58	0.25	10.0	4.77	0.09	0.09	3.35	3.35	3.44	0.93	1.02	1.02	—	9,725	9,725	9,725	0.32	1.39	9.30	10,158
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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.56	0.55	0.51	8.40	0.00	0.00	3.15	3.15	3.15	0.74	0.74	0.74	—	2,545	2,545	2,545	0.02	0.01	1.70	2,552
Vendor	0.11	0.05	1.83	0.87	0.02	0.02	0.61	0.61	0.63	0.17	0.19	0.19	—	1,610	1,610	1,610	0.05	0.23	1.54	1,682
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	0.00	0.00

3.27. Building Construction (2035) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.01	0.85	7.34	12.7	0.02	0.18	—	0.18	0.17	—	0.17	—	2.397	0.10	0.02	—	2,405
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	0.72	0.61	5.24	9.06	0.02	0.13	—	0.13	0.12	—	0.12	—	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.96	1.65	< 0.005	0.02	—	0.02	0.02	—	0.02	—	283	0.01	< 0.005	—	284
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	4.23	4.14	3.07	69.5	0.00	0.00	24.4	24.4	0.00	5.73	5.73	—	22,126	0.16	0.12	28.9	22,196
Vendor	0.82	0.37	13.0	6.44	0.12	0.12	4.73	4.86	0.12	1.31	1.43	—	13,147	0.43	1.95	13.4	13,753
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	4.18	4.10	3.92	58.9	0.00	0.00	24.4	24.4	0.00	5.73	5.73	—	20,988	0.21	0.12	0.75	21,031
Vendor	0.79	0.34	13.6	6.60	0.12	0.12	4.73	4.86	0.12	1.31	1.43	—	13,159	0.43	1.95	0.35	13,752
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	2.99	2.93	2.77	44.0	0.00	0.00	17.3	17.3	0.00	4.05	4.05	—	15,211	0.15	0.09	8.88	15,250
Vendor	0.58	0.25	9.70	4.66	0.09	0.09	3.35	3.44	0.09	0.93	1.02	—	9,395	0.31	1.39	4.13	9,822

Off-Road Equipment	0.13	0.11	0.93	1.65	< 0.005	0.02	—	0.02	—	0.02	—	284	284	0.01	< 0.005	—	285
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.14	4.06	3.03	66.0	0.00	0.00	24.4	0.00	5.73	5.73	—	21,933	21,933	0.16	0.12	25.1	21,999
Vendor	0.81	0.37	12.6	6.31	0.12	0.12	4.73	0.12	1.31	1.43	—	12,714	12,714	0.43	1.83	11.2	13,281
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	4.14	4.06	3.11	56.1	0.00	0.00	24.4	0.00	5.73	5.73	—	20,806	20,806	0.21	0.12	0.65	20,849
Vendor	0.79	0.34	13.2	6.47	0.12	0.12	4.73	0.12	1.31	1.43	—	12,727	12,727	0.43	1.83	0.29	13,282
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	2.94	2.88	2.23	42.2	0.00	0.00	17.3	0.00	4.06	4.06	—	15,119	15,119	0.15	0.09	7.75	15,157
Vendor	0.58	0.26	9.43	4.58	0.09	0.09	3.36	0.09	0.93	1.02	—	9,110	9,110	0.31	1.31	3.47	9,512
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	0.54	0.53	0.41	7.70	0.00	0.00	3.16	0.00	0.74	0.74	—	2,503	2,503	0.02	0.01	1.28	2,509
Vendor	0.11	0.05	1.72	0.84	0.02	0.02	0.61	0.02	0.17	0.19	—	1,508	1,508	0.05	0.22	0.57	1,575
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

3.30. Building Construction (2036) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	0.98	0.82	6.99	12.5	0.02	0.16	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
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	0.70	0.58	4.99	8.93	0.02	0.11	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.91	1.63	< 0.005	0.02	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	3.98	3.90	3.03	63.5	0.00	24.4	24.4	5.73	5.73	5.73	—	21,747	21,747	0.16	0.12	21.6	21,809
Vendor	0.81	0.36	12.3	6.17	0.12	4.73	4.86	1.43	1.31	1.43	—	12,328	12,328	0.43	1.83	9.29	12,893
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	3.98	3.94	3.07	53.5	0.00	24.4	24.4	5.73	5.73	5.73	—	20,630	20,630	0.16	0.12	0.56	20,672
Vendor	0.79	0.34	12.9	6.33	0.12	4.73	4.86	1.43	1.31	1.43	—	12,340	12,340	0.43	1.83	0.24	12,896
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	2.84	2.78	2.19	40.2	0.00	17.3	17.3	4.05	4.05	4.05	—	14,951	14,951	0.12	0.09	6.67	14,987
Vendor	0.57	0.25	9.19	4.46	0.09	3.35	3.44	1.02	0.93	1.02	—	8,809	8,809	0.31	1.31	2.86	9,209

Off-Road Equipment	0.13	0.11	0.91	1.63	< 0.005	0.02	—	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.98	3.90	3.03	63.5	0.00	0.00	24.4	0.00	5.73	5.73	—	21,747	21,747	0.16	0.12	21.6	21,809
Vendor	0.81	0.36	12.3	6.17	0.12	0.12	4.73	0.12	1.31	1.43	—	12,328	12,328	0.43	1.83	9.29	12,893
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	3.98	3.94	3.07	53.5	0.00	0.00	24.4	0.00	5.73	5.73	—	20,630	20,630	0.16	0.12	0.56	20,672
Vendor	0.79	0.34	12.9	6.33	0.12	0.12	4.73	0.12	1.31	1.43	—	12,340	12,340	0.43	1.83	0.24	12,896
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	2.84	2.78	2.19	40.2	0.00	0.00	17.3	0.00	4.05	4.05	—	14,951	14,951	0.12	0.09	6.67	14,987
Vendor	0.57	0.25	9.19	4.46	0.09	0.09	3.35	0.09	0.93	1.02	—	8,809	8,809	0.31	1.31	2.86	9,209
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	0.52	0.51	0.40	7.33	0.00	0.00	3.15	0.00	0.74	0.74	—	2,475	2,475	0.02	0.01	1.10	2,481
Vendor	0.10	0.04	1.68	0.81	0.02	0.02	0.61	0.02	0.17	0.19	—	1,459	1,459	0.05	0.22	0.47	1,525
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

3.33. Building Construction (2038) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Off-Road Equipment	0.97	0.81	6.89	12.5	0.02	0.15	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	4.92	8.90	0.02	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.90	1.62	< 0.005	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.85	3.77	2.99	61.6	0.00	24.4	5.73	5.73	5.73	—	21,612	21,612	0.16	0.12	18.7	21,672
Vendor	0.80	0.36	12.0	5.91	0.12	4.73	1.31	1.31	1.43	—	11,980	11,980	0.42	1.70	7.62	12,506
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.85	3.81	3.07	51.6	0.00	24.4	5.73	5.73	5.73	—	20,502	20,502	0.16	0.12	0.48	20,544
Vendor	0.79	0.33	12.5	6.07	0.12	4.73	1.31	1.31	1.43	—	11,992	11,992	0.42	1.70	0.20	12,511
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.75	2.69	2.19	38.9	0.00	17.3	4.05	4.05	4.05	—	14,858	14,858	0.12	0.09	5.74	14,893
Vendor	0.57	0.25	8.89	4.27	0.09	3.35	0.93	0.93	1.02	—	8,561	8,561	0.30	1.22	2.35	8,933

Off-Road Equipment	0.04	0.03	0.27	0.50	< 0.005	0.01	0.01	0.01	0.01	—	0.01	—	87.8	87.8	< 0.005	< 0.005	—	88.1
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	3.73	3.69	2.23	59.9	0.00	0.00	24.4	0.00	5.73	5.73	5.73	—	21,468	21,468	0.16	0.12	16.0	21,525
Vendor	0.80	0.36	11.7	5.77	0.12	0.12	4.73	0.12	1.31	1.43	1.43	—	11,669	11,669	0.42	1.70	6.16	12,193
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	3.73	3.69	3.07	49.8	0.00	0.00	24.4	0.00	5.73	5.73	5.73	—	20,366	20,366	0.16	0.12	0.41	20,407
Vendor	0.78	0.33	12.2	5.93	0.12	0.12	4.73	0.12	1.31	1.43	1.43	—	11,681	11,681	0.42	1.70	0.16	12,200
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	0.83	0.81	0.67	11.6	0.00	0.00	5.35	0.00	1.25	1.25	1.25	—	4,569	4,569	0.04	0.03	1.53	4,580
Vendor	0.17	0.08	2.72	1.29	0.03	0.03	1.04	0.03	0.29	0.31	0.31	—	2,582	2,582	0.09	0.38	0.59	2,697
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	0.15	0.15	0.12	2.12	0.00	0.00	0.98	0.00	0.23	0.23	0.23	—	756	756	0.01	< 0.005	0.25	758
Vendor	0.03	0.01	0.50	0.24	0.01	0.01	0.19	0.01	0.05	0.06	0.06	—	427	427	0.02	0.06	0.10	446
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

3.36. Building Construction (2039) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.02	0.02	0.02	0.00	0.01	0.01	—	18.4	18.4	< 0.005	< 0.005	0.01	18.4
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	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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.04	3.04	< 0.005	< 0.005	< 0.005	3.05
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	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	0.00	0.00

3.41. Architectural Coating (2040) - 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	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134	
Architectural Coatings	—	91.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134	
Architectural Coatings	—	91.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	—	0.19	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.47	0.23	4.00	1.70	0.03	0.32	—	0.32	—	0.32	—	0.32	—	5,076	5,076	0.45	0.01	—	5,090
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
Total	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	—	1.47	—	1.47	—	23,109	23,109	2.05	0.04	—	23,173
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.13	0.06	1.17	0.98	0.01	0.09	—	0.09	—	0.09	—	0.09	—	1,398	1,398	0.12	< 0.005	—	1,401
Strip Mall	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	—	0.02	—	0.02	—	356	356	0.03	< 0.005	—	357
General Office Building	0.62	0.31	5.65	4.74	0.03	0.43	—	0.43	—	0.43	—	0.43	—	6,736	6,736	0.60	0.01	—	6,755
Government Office Building	0.07	0.04	0.65	0.55	< 0.005	0.05	—	0.05	—	0.05	—	0.05	—	778	778	0.07	< 0.005	—	780
Library	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	—	0.02	—	0.02	—	357	357	0.03	< 0.005	—	358
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	—	0.19	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.47	0.23	4.00	1.70	0.03	0.32	—	0.32	—	0.32	—	0.32	—	5,076	5,076	0.45	0.01	—	5,090

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.13	0.06	1.17	0.98	0.01	0.09	—	0.09	0.09	—	0.09	—	1,398	1,398	0.12	< 0.005	—	1,401
Strip Mall	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	0.02	—	0.02	—	356	356	0.03	< 0.005	—	357
General Office Building	0.62	0.31	5.65	4.74	0.03	0.43	—	0.43	0.43	—	0.43	—	6,736	6,736	0.60	0.01	—	6,755
Government Office Building	0.07	0.04	0.65	0.55	< 0.005	0.05	—	0.05	0.05	—	0.05	—	778	778	0.07	< 0.005	—	780
Library	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	0.02	—	0.02	—	357	357	0.03	< 0.005	—	358
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	0.19	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.47	0.23	4.00	1.70	0.03	0.32	—	0.32	0.32	—	0.32	—	5,076	5,076	0.45	0.01	—	5,090
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

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

Total	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	1.47	—	1.47	—	23,109	23,109	0.04	—	23,173
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.13	0.06	1.17	0.98	0.01	0.09	—	0.09	0.09	—	0.09	—	1,398	1,398	0.12	—	1,401
Strip Mall	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	0.02	—	0.02	—	356	356	0.03	—	357
General Office Building	0.62	0.31	5.65	4.74	0.03	0.43	—	0.43	0.43	—	0.43	—	6,736	6,736	0.60	—	6,755
Government Office Building	0.07	0.04	0.65	0.55	< 0.005	0.05	—	0.05	0.05	—	0.05	—	778	778	0.07	—	780
Library	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	0.02	—	0.02	—	357	357	0.03	—	358
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	0.16	—	0.16	—	2,506	2,506	0.22	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	0.19	—	0.19	—	2,959	2,959	0.26	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	0.19	—	0.19	—	2,942	2,942	0.26	—	2,950
Apartments Mid Rise	0.47	0.23	4.00	1.70	0.03	0.32	—	0.32	0.32	—	0.32	—	5,076	5,076	0.45	—	5,090
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
Total	2.13	1.07	19.1	14.4	0.12	1.47	—	1.47	1.47	—	1.47	—	23,109	23,109	0.04	—	23,173
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Regional Shopping Center	0.02	0.01	0.21	0.18	< 0.005	0.02	—	0.02	—	0.02	—	231	231	0.02	< 0.005	—	232
Strip Mall	0.01	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	59.0	59.0	0.01	< 0.005	—	59.1
General Office Building	0.11	0.06	1.03	0.87	0.01	0.08	—	0.08	—	0.08	—	1,115	1,115	0.10	< 0.005	—	1,118
Government Office Building	0.01	0.01	0.12	0.10	< 0.005	0.01	—	0.01	—	0.01	—	129	129	0.01	< 0.005	—	129
Library	0.01	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	59.0	59.0	0.01	< 0.005	—	59.2
Movie Theater (No Matinee)	0.04	0.02	0.38	0.32	< 0.005	0.03	—	0.03	—	0.03	—	415	415	0.04	< 0.005	—	416
High Turnover (Sit Down Restaurant)	0.05	0.02	0.45	0.38	< 0.005	0.03	—	0.03	—	0.03	—	490	490	0.04	< 0.005	—	491
Hotel	0.05	0.02	0.45	0.38	< 0.005	0.03	—	0.03	—	0.03	—	487	487	0.04	< 0.005	—	488
Apartments Mid Rise	0.09	0.04	0.73	0.31	< 0.005	0.06	—	0.06	—	0.06	—	840	840	0.07	< 0.005	—	843
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
Total	0.39	0.19	3.49	2.63	0.02	0.27	—	0.27	—	0.27	—	3,826	3,826	0.34	0.01	—	3,837

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
--------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Landscaping	3.30	3.06	0.21	23.5	< 0.005	0.03	—	—	0.02	0.02	—	74.1	74.1	< 0.005	< 0.005	—	74.4
Total	3.33	19.0	0.47	23.6	< 0.005	0.05	—	—	0.04	0.04	—	381	381	0.01	< 0.005	—	381

4.3.2. Mitigated

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	2.49	1.25	21.3	9.06	0.14	1.72	—	1.72	1.72	—	1.72	0.00	27,023	27,023	0.51	0.05	—	27,051
Consumer Products	—	81.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	5.48	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	26.4	24.5	1.64	188	0.01	0.23	—	0.23	0.17	—	0.17	—	654	654	0.03	0.01	—	656
Total	28.9	113	22.9	197	0.15	1.95	—	1.95	1.89	—	1.89	0.00	27,677	27,677	0.54	0.06	—	27,707
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.49	1.25	21.3	9.06	0.14	1.72	—	1.72	1.72	—	1.72	0.00	27,023	27,023	0.51	0.05	—	27,051
Consumer Products	—	81.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	5.48	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.49	88.4	21.3	9.06	0.14	1.72	—	1.72	1.72	—	1.72	0.00	27,023	27,023	0.51	0.05	—	27,051

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

High Turnover Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	46.6	242	289	4.80	0.12	—	—	443
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	10.6	58.6	69.2	1.10	0.03	—	—	104
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	102	546	647	10.5	0.25	—	—	984
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	750	3,928	4,678	77.1	1.86	—	—	7,159
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	17.1	89.9	107	1.76	0.04	—	—	164
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	4.36	22.9	27.3	0.45	0.01	—	—	41.7
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	46.8	244	290	4.81	0.12	—	—	445
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	6.04	31.4	37.5	0.62	0.01	—	—	57.5
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	0.26	1.38	1.64	0.03	< 0.005	—	—	2.50
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	23.3	121	144	2.39	0.06	—	—	221
High Turnover Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	7.72	40.1	47.9	0.79	0.02	—	—	73.4
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	1.76	9.70	11.5	0.18	< 0.005	—	—	17.3

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	16.9	90.3	107	1.73	0.04	—	163
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	124	650	774	12.8	0.31	—	1,185

4.4.2. Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	103	543	647	10.6	0.26	—	989	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	26.3	138	165	2.71	0.07	—	252	
General Office Building	—	—	—	—	—	—	—	—	—	—	—	282	1,471	1,754	29.1	0.70	—	2,688	
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	36.5	190	226	3.75	0.09	—	347	
Library	—	—	—	—	—	—	—	—	—	—	—	1.56	8.35	9.91	0.16	< 0.005	—	15.1	
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	141	730	871	14.5	0.35	—	1,336	
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	46.6	242	289	4.80	0.12	—	443	

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	412	0.00	412	41.2	0.00	—	1,442
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	105	0.00	105	10.5	0.00	—	368
General Office Building	—	—	—	—	—	—	—	—	—	—	—	416	0.00	416	41.5	0.00	—	1,454
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	48.0	0.00	48.0	4.80	0.00	—	168
Library	—	—	—	—	—	—	—	—	—	—	—	12.9	0.00	12.9	1.29	0.00	—	45.1
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	561	0.00	561	56.1	0.00	—	1,964
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	514	0.00	514	51.4	0.00	—	1,800
Hotel	—	—	—	—	—	—	—	—	—	—	—	64.6	0.00	64.6	6.46	0.00	—	226
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	568	0.00	568	56.8	0.00	—	1,988

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

4.7.2. Mitigated

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	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Paving	Paving	4/24/2039	2/26/2040	5.00	220	—
Architectural Coating	Architectural Coating	2/27/2040	12/31/2040	5.00	220	—

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	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38

Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
-----------------------	-----------------	--------	---------	------	------	------	------

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	29.2	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1,870	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	553	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT

Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	374	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

5.3.2. Mitigated

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	29.2	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1,870	18.5	LDA,LDT1,LDT2

Building Construction	Vendor	553	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	374	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	2,772,144	924,048	3,669,036	1,223,012	45,270

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)

Demolition	0.00	0.00	0.00	508,078	—
Site Preparation	—	—	180	0.00	—
Grading	—	—	930	0.00	—
Paving	0.00	0.00	0.00	0.00	17.3

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Regional Shopping Center	0.00	0%
Strip Mall	0.00	0%
General Office Building	0.00	0%
Government Office Building	0.00	0%
Library	0.00	0%
Movie Theater (No Matinee)	0.00	0%
High Turnover (Sit Down Restaurant)	0.00	0%
Hotel	0.00	0%
Apartments Mid Rise	—	0%
Other Asphalt Surfaces	17.3	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
2026	0.00	532	0.03	< 0.005
2027	0.00	532	0.03	< 0.005

2028	0.00	532	0.03	< 0.005
2029	0.00	532	0.03	< 0.005
2030	0.00	532	0.03	< 0.005
2031	0.00	532	0.03	< 0.005
2032	0.00	532	0.03	< 0.005
2033	0.00	532	0.03	< 0.005
2034	0.00	532	0.03	< 0.005
2035	0.00	532	0.03	< 0.005
2036	0.00	532	0.03	< 0.005
2037	0.00	532	0.03	< 0.005
2038	0.00	532	0.03	< 0.005
2039	0.00	532	0.03	< 0.005
2040	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
Total all Land Uses	32,915	32,915	32,915	12,013,975	322,406	322,406	322,406	117,678,190

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	32,915	32,915	32,915	12,013,975	322,406	322,406	322,406	117,678,190

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	1283
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	143

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	1283
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	143

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)
2772144	924,048	3,669,036	1,223,012	45,270

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	250
-------------	--------	-----

5.10.4. Landscape Equipment - Mitigated

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)
Regional Shopping Center	7,153,952	532	0.0330	0.0040	4,360,932
Strip Mall	1,823,189	532	0.0330	0.0040	1,111,386
General Office Building	14,778,257	532	0.0330	0.0040	21,019,673
Government Office Building	1,707,183	532	0.0330	0.0040	2,428,192
Library	249,411	532	0.0330	0.0040	1,112,850
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Hotel	4,449,830	532	0.0330	0.0040	9,180,854
Apartments Mid Rise	5,227,479	532	0.0330	0.0040	15,838,358
Other Asphalt Surfaces	0.00	532	0.0330	0.0040	0.00

5.11.2. Mitigated

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)
----------	----------------------	-----	-----	-----	-----------------------

Regional Shopping Center	7,153,952	532	0.0330	0.0040	4,360,932
Strip Mall	1,823,189	532	0.0330	0.0040	1,111,386
General Office Building	14,778,257	532	0.0330	0.0040	21,019,673
Government Office Building	1,707,183	532	0.0330	0.0040	2,428,192
Library	249,411	532	0.0330	0.0040	1,112,850
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Hotel	4,449,830	532	0.0330	0.0040	9,180,854
Apartments Mid Rise	5,227,479	532	0.0330	0.0040	15,838,358
Other Asphalt Surfaces	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)
Regional Shopping Center	53,954,943	1,021,565
Strip Mall	13,750,453	260,352
General Office Building	147,393,531	1,163,045
Government Office Building	19,031,598	134,356
Library	813,512	36,464
Movie Theater (No Matinee)	73,372,587	256,229
High Turnover (Sit Down Restaurant)	24,343,404	112,477
Hotel	5,555,323	445,968
Apartments Mid Rise	53,152,439	2,346,556
Other Asphalt Surfaces	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Regional Shopping Center	53,954,943	1,021,565
Strip Mall	13,750,453	260,352
General Office Building	147,393,531	1,163,045
Government Office Building	19,031,598	134,356
Library	813,512	36,464
Movie Theater (No Matinee)	73,372,587	256,229
High Turnover (Sit Down Restaurant)	24,343,404	112,477
Hotel	5,555,323	445,968
Apartments Mid Rise	53,152,439	2,346,556
Other Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	765	—
Strip Mall	195	—
General Office Building	771	—
Government Office Building	89.1	—
Library	23.9	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Hotel	120	—
Apartments Mid Rise	1,054	—
Other Asphalt Surfaces	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	765	—
Strip Mall	195	—
General Office Building	771	—
Government Office Building	89.1	—
Library	23.9	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Hotel	120	—
Apartments Mid Rise	1,054	—
Other Asphalt Surfaces	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
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

Town Center Specific Plan Low Buildout Detailed Report, 1/31/2024

General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0

Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
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

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00

Library	Other commercial A/C and heat pumps	R-410A	2,088		< 0.005	4.00	4.00	18.0
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430		< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922		< 0.005	7.50	7.50	20.0
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088		< 0.005	4.00	4.00	18.0
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430		0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922		< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430		0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088		1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922		< 0.005	7.50	7.50	20.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430		0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088		1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922		< 0.005	7.50	7.50	20.0
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

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
----------------	-----------	-------------	----------------	---------------	------------	-------------

5.15.2. Mitigated

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	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
--------------------------	----------------------	---------------	-------------

5.18.1.2. Mitigated

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
--------------------	---------------	-------------

5.18.1.2. Mitigated

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)
-----------	--------	------------------------------	------------------------------

5.18.2.2. Mitigated

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	20.0	annual days of extreme heat
Extreme Precipitation	6.35	annual days with precipitation above 20 mm
Sea Level Rise	—	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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A

Extreme Precipitation	N/A	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	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	93.6
AQ-PM	48.8
AQ-DPM	45.7
Drinking Water	71.5
Lead Risk Housing	16.0
Pesticides	15.8
Toxic Releases	41.1
Traffic	75.8

Effect Indicators	—
CleanUp Sites	79.7
Groundwater	44.8
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	43.8
Solid Waste	52.9
Sensitive Population	—
Asthma	18.9
Cardio-vascular	28.8
Low Birth Weights	28.1
Socioeconomic Factor Indicators	—
Education	12.0
Housing	6.10
Linguistic	2.81
Poverty	23.3
Unemployment	37.7

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	90.27332221
Employed	93.50699346
Median HI	80.35416399
Education	—
Bachelor's or higher	69.9987168
High school enrollment	100

Preschool enrollment	82.86924163
Transportation	—
Auto Access	96.70216861
Active commuting	56.76889516
Social	—
2-parent households	60.42602335
Voting	66.75221352
Neighborhood	—
Alcohol availability	69.48543565
Park access	14.41036828
Retail density	72.98857949
Supermarket access	67.89426408
Tree canopy	82.39445656
Housing	—
Homeownership	68.17656872
Housing habitability	92.32644681
Low-inc homeowner severe housing cost burden	91.29988451
Low-inc renter severe housing cost burden	94.82869242
Uncrowded housing	52.3675093
Health Outcomes	—
Insured adults	91.18439625
Arthritis	71.8
Asthma ER Admissions	84.7
High Blood Pressure	83.5
Cancer (excluding skin)	29.3
Asthma	80.2
Coronary Heart Disease	79.3

Chronic Obstructive Pulmonary Disease	84.0
Diagnosed Diabetes	89.0
Life Expectancy at Birth	43.9
Cognitively Disabled	68.5
Physically Disabled	89.8
Heart Attack ER Admissions	37.2
Mental Health Not Good	79.6
Chronic Kidney Disease	85.5
Obesity	74.1
Pedestrian Injuries	19.6
Physical Health Not Good	85.2
Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	8.3
Current Smoker	78.6
No Leisure Time for Physical Activity	93.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	71.1
Elderly	66.9
English Speaking	86.7
Foreign-born	14.0
Outdoor Workers	90.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	75.9
Traffic Density	55.0

Traffic Access	23.0
Other Indices	—
Hardship	20.4
Other Decision Support	—
2016 Voting	58.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	23.0
Healthy Places Index Score for Project Location (b)	87.0
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 Healthy 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
Operations: Architectural Coatings	SCAQMD Rule 1113
Construction: Architectural Coatings	SCAQMD Rule 1113

Operations: Hearths

SCAQMD Rule 445

Town Center Specific Plan Full Buildout Detailed Report

Table of Contents

- 1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.2. Construction Emissions by Year, Unmitigated
 - 2.3. Construction Emissions by Year, Mitigated
 - 2.4. Operations Emissions Compared Against Thresholds
 - 2.5. Operations Emissions by Sector, Unmitigated
 - 2.6. Operations Emissions by Sector, Mitigated
- 3. Construction Emissions Details
 - 3.1. Demolition (2025) - Unmitigated
 - 3.2. Demolition (2025) - Mitigated

- 3.3. Site Preparation (2025) - Unmitigated
- 3.4. Site Preparation (2025) - Mitigated
- 3.5. Site Preparation (2026) - Unmitigated
- 3.6. Site Preparation (2026) - Mitigated
- 3.7. Grading (2026) - Unmitigated
- 3.8. Grading (2026) - Mitigated
- 3.9. Grading (2027) - Unmitigated
- 3.10. Grading (2027) - Mitigated
- 3.11. Building Construction (2027) - Unmitigated
- 3.12. Building Construction (2027) - Mitigated
- 3.13. Building Construction (2028) - Unmitigated
- 3.14. Building Construction (2028) - Mitigated
- 3.15. Building Construction (2029) - Unmitigated
- 3.16. Building Construction (2029) - Mitigated
- 3.17. Building Construction (2030) - Unmitigated
- 3.18. Building Construction (2030) - Mitigated
- 3.19. Building Construction (2031) - Unmitigated

- 3.20. Building Construction (2031) - Mitigated
- 3.21. Building Construction (2032) - Unmitigated
- 3.22. Building Construction (2032) - Mitigated
- 3.23. Building Construction (2033) - Unmitigated
- 3.24. Building Construction (2033) - Mitigated
- 3.25. Building Construction (2034) - Unmitigated
- 3.26. Building Construction (2034) - Mitigated
- 3.27. Building Construction (2035) - Unmitigated
- 3.28. Building Construction (2035) - Mitigated
- 3.29. Building Construction (2036) - Unmitigated
- 3.30. Building Construction (2036) - Mitigated
- 3.31. Building Construction (2037) - Unmitigated
- 3.32. Building Construction (2037) - Mitigated
- 3.33. Building Construction (2038) - Unmitigated
- 3.34. Building Construction (2038) - Mitigated
- 3.35. Building Construction (2039) - Unmitigated
- 3.36. Building Construction (2039) - Mitigated

- 3.37. Paving (2039) - Unmitigated
- 3.38. Paving (2039) - Mitigated
- 3.39. Paving (2040) - Unmitigated
- 3.40. Paving (2040) - Mitigated
- 3.41. Architectural Coating (2040) - Unmitigated
- 3.42. Architectural Coating (2040) - Mitigated
- 4. Operations Emissions Details
 - 4.1. Mobile Emissions by Land Use
 - 4.1.1. Unmitigated
 - 4.1.2. Mitigated
 - 4.2. Energy
 - 4.2.1. Electricity Emissions By Land Use - Unmitigated
 - 4.2.2. Electricity Emissions By Land Use - Mitigated
 - 4.2.3. Natural Gas Emissions By Land Use - Unmitigated
 - 4.2.4. Natural Gas Emissions By Land Use - Mitigated
 - 4.3. Area Emissions by Source
 - 4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

- 5.4. Vehicles
 - 5.4.1. Construction Vehicle Control Strategies
- 5.5. Architectural Coatings
- 5.6. Dust Mitigation
 - 5.6.1. Construction Earthmoving Activities
 - 5.6.2. Construction Earthmoving Control Strategies
- 5.7. Construction Paving
- 5.8. Construction Electricity Consumption and Emissions Factors
- 5.9. Operational Mobile Sources
 - 5.9.1. Unmitigated
 - 5.9.2. Mitigated
- 5.10. Operational Area Sources
 - 5.10.1. Hearths
 - 5.10.1.1. Unmitigated
 - 5.10.1.2. Mitigated
 - 5.10.2. Architectural Coatings
 - 5.10.3. Landscape Equipment

- 5.10.4. Landscape Equipment - Mitigated
- 5.11. Operational Energy Consumption
 - 5.11.1. Unmitigated
 - 5.11.2. Mitigated
- 5.12. Operational Water and Wastewater Consumption
 - 5.12.1. Unmitigated
 - 5.12.2. Mitigated
- 5.13. Operational Waste Generation
 - 5.13.1. Unmitigated
 - 5.13.2. Mitigated
- 5.14. Operational Refrigeration and Air Conditioning Equipment
 - 5.14.1. Unmitigated
 - 5.14.2. Mitigated
- 5.15. Operational Off-Road Equipment
 - 5.15.1. Unmitigated
 - 5.15.2. Mitigated
- 5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Town Center Specific Plan Full Buildout
Construction Start Date	1/1/2025
Operational Year	2040
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	16.0
Location	24201 Valencia Blvd, Valencia, CA 91355, USA
County	Los Angeles-South Coast
City	Santa Clarita
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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
------------------	------	------	-------------	-----------------------	------------------------	--------------------------------	------------	-------------

Regional Shopping Center	623	1000sqft	14.3	623,466	62,347	—	—	Assume 10% landscape area
Strip Mall	178	1000sqft	4.09	178,216	17,822	—	—	Assume 10% landscape area
General Office Building	1,038	1000sqft	23.8	1,038,136	103,814	—	—	Assume 10% landscape area
Government Office Building	20.8	1000sqft	0.48	20,800	2,080	—	—	Assume 10% landscape area
Movie Theater (No Matinee)	183	1000sqft	4.19	182,700	18,270	—	—	Assume 10% landscape area
High Turnover (Sit Down Restaurant)	80.2	1000sqft	1.84	80,200	8,020	—	—	Assume 10% landscape area
Hotel	219	Room	7.30	317,988	31,799	—	—	Assume 10% landscape area
Apartments Mid Rise	2,229	Dwelling Unit	55.0	2,139,840	213,984	—	6,598	Assume 10% landscape area

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

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
---------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

2032	9.25	7.30	31.6	111	0.17	0.37	37.4	37.8	0.35	9.00	9.35	—	47,671	47,671	1.08	2.58	2.46	48,468
2033	8.96	7.01	29.7	106	0.17	0.35	37.4	37.8	0.33	9.00	9.33	—	46,725	46,725	1.02	2.58	2.23	47,521
2034	7.59	6.78	28.9	101	0.17	0.34	37.4	37.7	0.32	9.00	9.32	—	45,837	45,837	0.88	2.43	2.03	46,586
2035	7.39	6.61	28.2	97.2	0.17	0.32	37.4	37.7	0.31	9.00	9.31	—	45,012	45,012	0.86	2.43	1.38	45,760
2036	7.32	6.54	26.4	93.4	0.17	0.31	37.4	37.7	0.30	9.00	9.30	—	44,274	44,274	0.86	2.29	1.18	44,980
2037	7.09	6.36	25.9	89.7	0.17	0.30	37.4	37.7	0.29	9.00	9.29	—	43,598	43,598	0.81	2.29	1.01	44,302
2038	6.92	6.18	25.3	86.9	0.17	0.30	37.4	37.7	0.28	9.00	9.28	—	43,030	43,030	0.80	2.15	0.86	43,690
2039	6.73	6.01	24.9	84.3	0.17	0.29	37.4	37.7	0.28	9.00	9.28	—	42,493	42,493	0.80	2.15	0.73	43,153
2040	1.03	1.14	5.30	13.8	0.01	0.11	6.39	6.39	0.10	1.50	1.50	—	5,426	5,426	0.06	0.03	0.09	5,437
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.35	1.92	18.8	17.1	0.03	0.74	5.05	5.79	0.68	1.98	2.67	—	4,004	4,004	0.18	0.20	1.35	4,070
2026	2.66	2.24	19.8	20.7	0.04	0.82	8.49	9.31	0.76	3.72	4.48	—	4,678	4,678	0.19	0.04	0.28	4,696
2027	6.12	5.08	25.0	71.8	0.09	0.51	18.1	18.6	0.48	4.79	5.26	—	23,930	23,930	0.64	1.61	27.1	24,453
2028	8.49	6.93	28.2	104	0.12	0.32	26.5	26.8	0.30	6.38	6.68	—	37,359	37,359	0.83	2.78	43.0	38,249
2029	7.45	6.61	26.4	97.6	0.12	0.30	26.5	26.8	0.28	6.36	6.64	—	36,524	36,524	0.82	2.76	39.2	37,406
2030	7.10	6.35	24.9	92.4	0.12	0.29	26.5	26.7	0.27	6.36	6.63	—	35,787	35,787	0.78	2.66	35.5	36,633
2031	6.88	5.43	24.0	87.1	0.12	0.28	26.5	26.7	0.26	6.36	6.62	—	35,046	35,046	0.77	2.66	32.3	35,889
2032	6.64	5.20	22.6	82.9	0.12	0.26	26.5	26.8	0.25	6.38	6.63	—	34,437	34,437	0.77	2.56	29.4	35,248
2033	6.41	5.02	21.9	79.1	0.12	0.25	26.5	26.7	0.24	6.36	6.60	—	33,662	33,662	0.73	1.84	26.6	34,256
2034	5.39	4.82	20.6	74.7	0.12	0.24	26.5	26.7	0.23	6.36	6.59	—	33,024	33,024	0.63	1.74	24.2	33,582
2035	5.30	4.73	20.1	72.0	0.12	0.23	26.5	26.7	0.22	6.36	6.58	—	32,432	32,432	0.62	1.74	16.4	32,982
2036	5.22	4.65	18.9	69.4	0.12	0.22	26.5	26.8	0.21	6.38	6.59	—	31,989	31,989	0.62	1.64	14.1	32,507
2037	5.07	4.51	18.5	66.6	0.12	0.22	26.5	26.7	0.21	6.36	6.57	—	31,417	31,417	0.58	1.64	12.0	31,931
2038	4.95	4.39	18.0	64.6	0.12	0.21	26.5	26.7	0.20	6.36	6.56	—	31,009	31,009	0.57	1.53	10.2	31,490
2039	1.79	1.58	8.14	24.5	0.04	0.12	8.29	8.40	0.11	1.99	2.10	—	10,307	10,307	0.21	0.48	2.70	10,458
2040	0.69	68.7	1.52	9.92	< 0.005	0.01	3.83	3.85	0.01	0.90	0.91	—	3,504	3,504	0.04	0.02	0.94	3,512
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	0.43	0.35	3.44	3.12	0.01	0.14	0.92	1.06	0.12	0.36	0.49	—	663	0.03	0.03	0.22	674
2026	0.49	0.41	3.62	3.78	0.01	0.15	1.55	1.70	0.14	0.68	0.82	—	774	0.03	0.01	0.05	777
2027	1.12	0.93	4.56	13.1	0.02	0.09	3.30	3.40	0.09	0.87	0.96	—	3,962	0.11	0.27	4.48	4,049
2028	1.55	1.26	5.15	19.0	0.02	0.06	4.84	4.90	0.05	1.16	1.22	—	6,185	0.14	0.46	7.12	6,333
2029	1.36	1.21	4.83	17.8	0.02	0.05	4.83	4.88	0.05	1.16	1.21	—	6,047	0.14	0.46	6.48	6,193
2030	1.30	1.16	4.54	16.9	0.02	0.05	4.83	4.88	0.05	1.16	1.21	—	5,925	0.13	0.44	5.88	6,065
2031	1.26	0.99	4.39	15.9	0.02	0.05	4.83	4.88	0.05	1.16	1.21	—	5,802	0.13	0.44	5.35	5,942
2032	1.21	0.95	4.12	15.1	0.02	0.05	4.84	4.89	0.05	1.16	1.21	—	5,701	0.13	0.42	4.86	5,836
2033	1.17	0.92	4.00	14.4	0.02	0.05	4.83	4.87	0.04	1.16	1.20	—	5,573	0.12	0.30	4.40	5,671
2034	0.98	0.88	3.76	13.6	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,468	0.10	0.29	4.00	5,560
2035	0.97	0.86	3.66	13.1	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,369	0.10	0.29	2.71	5,460
2036	0.95	0.85	3.45	12.7	0.02	0.04	4.84	4.88	0.04	1.16	1.20	—	5,296	0.10	0.27	2.34	5,382
2037	0.93	0.82	3.37	12.1	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,201	0.10	0.27	1.99	5,286
2038	0.90	0.80	3.29	11.8	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,134	0.09	0.25	1.69	5,214
2039	0.33	0.29	1.48	4.46	0.01	0.02	1.51	1.53	0.02	0.36	0.38	—	1,706	0.03	0.08	0.45	1,731
2040	0.13	12.5	0.28	1.81	< 0.005	< 0.005	0.70	0.70	< 0.005	0.16	0.17	—	580	0.01	< 0.005	0.16	581

2.3. Construction Emissions by Year, Mitigated

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	3.09	2.49	24.7	21.9	0.05	0.94	2.35	3.30	0.87	0.44	1.31	—	5,656	5,656	0.26	0.35	5.46	5,773
2026	3.71	3.12	27.3	28.9	0.06	1.12	2.65	3.78	1.03	1.01	2.04	—	6,870	6,870	0.28	0.06	0.92	6,896
2027	12.3	10.3	38.8	170	0.17	1.04	37.4	37.9	0.96	9.00	9.45	—	54,399	54,399	2.30	3.87	152	55,763
2028	12.0	9.80	37.3	160	0.17	0.44	37.4	37.9	0.42	9.00	9.42	—	53,363	53,363	1.10	3.86	139	54,680
2029	11.6	9.43	34.9	151	0.17	0.42	37.4	37.8	0.40	9.00	9.40	—	52,315	52,315	1.09	3.86	127	53,619

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

2030	10.1	9.07	32.9	143	0.17	0.40	37.4	37.8	0.38	9.00	9.38	—	51,261	1.09	3.72	115	52,512
2031	9.70	7.68	31.7	135	0.17	0.39	37.4	37.8	0.37	9.00	9.37	—	50,203	1.02	2.72	105	51,144
2032	9.33	7.38	29.8	128	0.17	0.37	37.4	37.8	0.35	9.00	9.35	—	49,203	1.02	2.58	94.9	50,091
2033	9.09	7.15	28.9	122	0.17	0.35	37.4	37.8	0.33	9.00	9.33	—	48,234	1.02	2.58	86.2	49,114
2034	7.67	6.87	27.0	116	0.17	0.34	37.4	37.7	0.32	9.00	9.32	—	47,327	0.88	2.43	78.2	48,152
2035	7.49	6.69	26.3	111	0.17	0.32	37.4	37.7	0.31	9.00	9.31	—	46,484	0.81	2.43	53.2	47,283
2036	7.35	6.56	25.6	106	0.17	0.31	37.4	37.7	0.30	9.00	9.30	—	45,732	0.81	2.29	45.7	46,481
2037	7.12	6.32	25.1	103	0.17	0.30	37.4	37.7	0.29	9.00	9.29	—	45,044	0.81	2.29	38.9	45,785
2038	6.93	6.15	24.6	99.8	0.17	0.30	37.4	37.7	0.28	9.00	9.28	—	44,466	0.80	2.15	33.2	45,159
2039	6.76	6.04	23.1	97.3	0.17	0.29	37.4	37.7	0.28	9.00	9.28	—	43,919	0.80	2.15	28.1	44,606
2040	1.04	1.14	1.32	16.3	< 0.005	< 0.005	6.39	6.39	< 0.005	1.50	1.50	—	5,712	0.04	0.03	3.59	5,726
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.38	31.7	31.2	0.05	1.37	5.34	6.71	1.26	2.68	3.94	—	5,646	0.26	0.35	0.14	5,758
2026	3.81	3.21	29.2	29.8	0.06	1.24	5.34	6.58	1.14	2.68	3.82	—	6,855	0.28	0.06	0.02	6,881
2027	12.2	10.1	41.8	148	0.17	1.04	37.4	37.9	0.96	9.00	9.45	—	52,723	1.36	3.87	3.95	53,915
2028	11.9	9.72	39.3	140	0.17	0.44	37.4	37.9	0.42	9.00	9.42	—	51,719	1.16	3.87	3.60	52,906
2029	10.5	9.30	36.9	131	0.17	0.42	37.4	37.8	0.40	9.00	9.40	—	50,703	1.14	3.87	3.29	51,890
2030	9.98	8.94	34.9	124	0.17	0.40	37.4	37.8	0.38	9.00	9.38	—	49,679	1.09	3.72	2.99	50,817
2031	9.55	7.59	33.7	118	0.17	0.39	37.4	37.8	0.37	9.00	9.37	—	48,649	1.08	3.72	2.71	49,786
2032	9.25	7.30	31.6	111	0.17	0.37	37.4	37.8	0.35	9.00	9.35	—	47,671	1.08	2.58	2.46	48,468
2033	8.96	7.01	29.7	106	0.17	0.35	37.4	37.8	0.33	9.00	9.33	—	46,725	1.02	2.58	2.23	47,521
2034	7.59	6.78	28.9	101	0.17	0.34	37.4	37.7	0.32	9.00	9.32	—	45,837	0.88	2.43	2.03	46,586
2035	7.39	6.61	28.2	97.2	0.17	0.32	37.4	37.7	0.31	9.00	9.31	—	45,012	0.86	2.43	1.38	45,760
2036	7.32	6.54	26.4	93.4	0.17	0.31	37.4	37.7	0.30	9.00	9.30	—	44,274	0.86	2.29	1.18	44,980
2037	7.09	6.36	25.9	89.7	0.17	0.30	37.4	37.7	0.29	9.00	9.29	—	43,598	0.81	2.29	1.01	44,302
2038	6.92	6.18	25.3	86.9	0.17	0.30	37.4	37.7	0.28	9.00	9.28	—	43,030	0.80	2.15	0.86	43,690

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

2039	6.73	6.01	24.9	84.3	0.17	0.29	37.4	37.7	0.28	9.00	9.28	—	42,493	42,493	0.80	2.15	0.73	43,153
2040	1.03	114	5.30	13.8	0.01	0.11	6.39	6.39	0.10	1.50	1.50	—	5,426	5,426	0.06	0.03	0.09	5,437
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.35	1.92	18.8	17.1	0.03	0.74	2.16	2.90	0.68	0.68	1.36	—	4,004	4,004	0.18	0.20	1.35	4,070
2026	2.66	2.24	19.8	20.7	0.04	0.82	2.34	3.16	0.76	1.00	1.75	—	4,678	4,678	0.19	0.04	0.28	4,696
2027	6.12	5.08	25.0	71.8	0.09	0.51	16.0	16.5	0.48	3.97	4.44	—	23,930	23,930	0.64	1.61	27.1	24,453
2028	8.49	6.93	28.2	104	0.12	0.32	26.5	26.8	0.30	6.38	6.68	—	37,359	37,359	0.83	2.78	43.0	38,249
2029	7.45	6.61	26.4	97.6	0.12	0.30	26.5	26.8	0.28	6.36	6.64	—	36,524	36,524	0.82	2.76	39.2	37,406
2030	7.10	6.35	24.9	92.4	0.12	0.29	26.5	26.7	0.27	6.36	6.63	—	35,787	35,787	0.78	2.66	35.5	36,633
2031	6.88	5.43	24.0	87.1	0.12	0.28	26.5	26.7	0.26	6.36	6.62	—	35,046	35,046	0.77	2.66	32.3	35,889
2032	6.64	5.20	22.6	82.9	0.12	0.26	26.5	26.8	0.25	6.38	6.63	—	34,437	34,437	0.77	2.56	29.4	35,248
2033	6.41	5.02	21.9	79.1	0.12	0.25	26.5	26.7	0.24	6.36	6.60	—	33,662	33,662	0.73	1.84	26.6	34,256
2034	5.39	4.82	20.6	74.7	0.12	0.24	26.5	26.7	0.23	6.36	6.59	—	33,024	33,024	0.63	1.74	24.2	33,582
2035	5.30	4.73	20.1	72.0	0.12	0.23	26.5	26.7	0.22	6.36	6.58	—	32,432	32,432	0.62	1.74	16.4	32,982
2036	5.22	4.65	18.9	69.4	0.12	0.22	26.5	26.8	0.21	6.38	6.59	—	31,989	31,989	0.62	1.64	14.1	32,507
2037	5.07	4.51	18.5	66.6	0.12	0.22	26.5	26.7	0.21	6.36	6.57	—	31,417	31,417	0.58	1.64	12.0	31,931
2038	4.95	4.39	18.0	64.6	0.12	0.21	26.5	26.7	0.20	6.36	6.56	—	31,009	31,009	0.57	1.53	10.2	31,490
2039	1.79	1.58	8.14	24.5	0.04	0.12	8.29	8.40	0.11	1.99	2.10	—	10,307	10,307	0.21	0.48	2.70	10,458
2040	0.69	68.7	1.52	9.92	< 0.005	0.01	3.83	3.85	0.01	0.90	0.91	—	3,504	3,504	0.04	0.02	0.94	3,512
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.43	0.35	3.44	3.12	0.01	0.14	0.39	0.53	0.12	0.12	0.25	—	663	663	0.03	0.03	0.22	674
2026	0.49	0.41	3.62	3.78	0.01	0.15	0.43	0.58	0.14	0.18	0.32	—	774	774	0.03	0.01	0.05	777
2027	1.12	0.93	4.56	13.1	0.02	0.09	2.92	3.02	0.09	0.72	0.81	—	3,962	3,962	0.11	0.27	4.48	4,049
2028	1.55	1.26	5.15	19.0	0.02	0.06	4.84	4.90	0.05	1.16	1.22	—	6,185	6,185	0.14	0.46	7.12	6,333
2029	1.36	1.21	4.83	17.8	0.02	0.05	4.83	4.88	0.05	1.16	1.21	—	6,047	6,047	0.14	0.46	6.48	6,193
2030	1.30	1.16	4.54	16.9	0.02	0.05	4.83	4.88	0.05	1.16	1.21	—	5,925	5,925	0.13	0.44	5.88	6,065
2031	1.26	0.99	4.39	15.9	0.02	0.05	4.83	4.88	0.05	1.16	1.21	—	5,802	5,802	0.13	0.44	5.35	5,942

2032	1.21	0.95	4.12	15.1	0.02	0.05	4.84	4.89	0.05	1.16	1.21	—	5,701	5,701	0.13	0.42	4.86	5,836
2033	1.17	0.92	4.00	14.4	0.02	0.05	4.83	4.87	0.04	1.16	1.20	—	5,573	5,573	0.12	0.30	4.40	5,671
2034	0.98	0.88	3.76	13.6	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,468	5,468	0.10	0.29	4.00	5,560
2035	0.97	0.86	3.66	13.1	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,369	5,369	0.10	0.29	2.71	5,460
2036	0.95	0.85	3.45	12.7	0.02	0.04	4.84	4.88	0.04	1.16	1.20	—	5,296	5,296	0.10	0.27	2.34	5,382
2037	0.93	0.82	3.37	12.1	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,201	5,201	0.10	0.27	1.99	5,286
2038	0.90	0.80	3.29	11.8	0.02	0.04	4.83	4.87	0.04	1.16	1.20	—	5,134	5,134	0.09	0.25	1.69	5,214
2039	0.33	0.29	1.48	4.46	0.01	0.02	1.51	1.53	0.02	0.36	0.38	—	1,706	1,706	0.03	0.08	0.45	1,731
2040	0.13	12.5	0.28	1.81	< 0.005	< 0.005	0.70	0.70	< 0.005	0.16	0.17	—	580	580	0.01	< 0.005	0.16	581

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.	135	225	117	1,124	2.83	5.63	272	277	5.50	69.1	74.6	3,845	389,623	393,468	403	11.4	784	407,719	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	104	197	120	814	2.71	5.38	272	277	5.32	69.1	74.4	3,845	378,395	382,240	403	11.8	649	396,481	
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	121	213	91.1	983	2.55	3.05	269	272	2.94	68.4	71.3	3,845	342,390	346,235	402	11.8	705	360,500	
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	22.0	38.9	16.6	179	0.47	0.56	49.1	49.7	0.54	12.5	13.0	637	56,687	57,323	66.6	1.95	117	59,685	

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	98.2	88.8	59.7	861	2.47	1.01	272	273	0.94	69.1	70.0	—	251,785	251,785	8.76	8.73	138	254,744
Area	34.4	135	35.3	247	0.22	2.94	—	2.94	2.88	—	2.88	0.00	43,015	43,015	0.83	0.09	—	43,061
Energy	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	1.69	—	1.69	—	90,459	90,459	6.31	0.53	—	90,775
Water	—	—	—	—	—	—	—	—	—	—	—	832	4,365	5,197	85.6	2.06	—	7,952
Waste	—	—	—	—	—	—	—	—	—	—	—	3,013	0.00	3,013	301	0.00	—	10,541
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	646	646
Total	135	225	117	1,124	2.83	5.63	272	277	5.50	69.1	74.6	3,845	389,623	393,468	403	11.4	784	407,719
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	97.9	88.6	65.2	784	2.37	1.01	272	273	0.94	69.1	70.0	—	241,331	241,331	8.99	9.14	3.58	244,284
Area	3.89	107	33.3	14.2	0.21	2.69	—	2.69	2.69	—	2.69	0.00	42,240	42,240	0.80	0.08	—	42,284
Energy	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	1.69	—	1.69	—	90,459	90,459	6.31	0.53	—	90,775
Water	—	—	—	—	—	—	—	—	—	—	—	832	4,365	5,197	85.6	2.06	—	7,952
Waste	—	—	—	—	—	—	—	—	—	—	—	3,013	0.00	3,013	301	0.00	—	10,541
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	646	646
Total	104	197	120	814	2.71	5.38	272	277	5.32	69.1	74.4	3,845	378,395	382,240	403	11.8	649	396,481
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	97.1	87.7	65.6	806	2.39	1.01	269	270	0.94	68.4	69.3	—	244,143	244,143	8.95	9.17	59.6	247,159
Area	21.2	124	3.69	161	0.02	0.35	—	0.35	0.31	—	0.31	0.00	3,424	3,424	0.08	0.01	—	3,429
Energy	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	1.69	—	1.69	—	90,459	90,459	6.31	0.53	—	90,775
Water	—	—	—	—	—	—	—	—	—	—	—	832	4,365	5,197	85.6	2.06	—	7,952

Area	3.89	107	33.3	14.2	0.21	2.69	2.69	2.69	2.69	2.69	2.69	2.69	0.00	42,240	42,240	42,240	0.80	0.08	—	42,284
Energy	2.44	1.22	21.8	15.7	0.13	1.69	1.69	1.69	1.69	1.69	1.69	1.69	—	90,459	90,459	90,459	6.31	0.53	—	90,775
Water	—	—	—	—	—	—	—	—	—	—	—	—	832	4,365	5,197	5,197	85.6	2.06	—	7,952
Waste	—	—	—	—	—	—	—	—	—	—	—	—	3,013	0.00	3,013	3,013	301	0.00	—	10,541
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	646	646
Total	104	197	120	814	2.71	5.38	277	277	277	277	277	272	3,845	378,395	382,240	382,240	403	11.8	649	396,481
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	97.1	87.7	65.6	806	2.39	1.01	270	270	270	270	269	269	—	244,143	244,143	244,143	8.95	9.17	59.6	247,159
Area	21.2	124	3.69	161	0.02	0.35	0.35	0.35	0.35	0.35	0.35	—	0.00	3,424	3,424	3,424	0.08	0.01	—	3,429
Energy	2.44	1.22	21.8	15.7	0.13	1.69	1.69	1.69	1.69	1.69	1.69	—	—	90,459	90,459	90,459	6.31	0.53	—	90,775
Water	—	—	—	—	—	—	—	—	—	—	—	—	832	4,365	5,197	5,197	85.6	2.06	—	7,952
Waste	—	—	—	—	—	—	—	—	—	—	—	—	3,013	0.00	3,013	3,013	301	0.00	—	10,541
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	646	646
Total	121	213	91.1	983	2.55	3.05	272	272	272	272	269	269	3,845	342,390	346,235	346,235	402	11.8	705	360,500
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	17.7	16.0	12.0	147	0.44	0.18	49.3	49.3	49.3	49.3	49.1	49.1	—	40,421	40,421	40,421	1.48	1.52	9.86	40,920
Area	3.86	22.7	0.67	29.3	< 0.005	0.06	0.06	0.06	0.06	0.06	—	—	0.00	567	567	567	0.01	< 0.005	—	568
Energy	0.45	0.22	3.98	2.87	0.02	0.31	0.31	0.31	0.31	0.31	—	—	—	14,976	14,976	14,976	1.05	0.09	—	15,029
Water	—	—	—	—	—	—	—	—	—	—	—	—	138	723	860	860	14.2	0.34	—	1,316
Waste	—	—	—	—	—	—	—	—	—	—	—	—	499	0.00	499	499	49.9	0.00	—	1,745
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	107	107
Total	22.0	38.9	16.6	179	0.47	0.56	49.7	49.7	49.7	49.7	49.1	49.1	637	56,687	57,323	57,323	66.6	1.95	117	59,685

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3.425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	2.52	—	2.52	—	0.38	0.38	—	—	—	—	—	—	—
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	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3.425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	2.52	—	2.52	—	0.38	0.38	—	—	—	—	—	—	—
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	1.57	1.31	12.2	10.9	0.02	0.50	—	0.50	0.46	—	0.46	—	1,877	1,877	0.08	0.02	—	1,883
Demolition	—	—	—	—	—	1.38	—	1.38	—	0.21	0.21	—	—	—	—	—	—	—
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	0.29	0.24	2.22	1.99	< 0.005	0.09	—	0.09	0.08	—	0.08	—	311	311	0.01	< 0.005	—	312
Demolition	—	—	—	—	—	0.25	—	0.25	—	0.04	0.04	—	—	—	—	—	—	—

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	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	2.39	2.39	2.39	—	0.95	0.95	—	—	—	—	—	—	—
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	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	2.39	2.39	2.39	—	0.95	0.95	—	—	—	—	—	—	—
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	1.98	1.67	14.9	15.1	0.03	0.61	—	0.61	0.57	—	0.57	—	3,616	3,616	0.15	0.03	—	3,628
Dust From Material Movement:	—	—	—	—	—	1.31	1.31	1.31	—	0.52	0.52	—	—	—	—	—	—	—
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

3.9. Grading (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
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	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
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	1.06	0.89	7.76	8.28	0.02	0.32	—	0.32	0.29	—	0.29	—	2,001	2,001	0.08	0.02	—	2,008
Dust From Material Movement:	—	—	—	—	—	—	2.79	2.79	—	1.11	1.11	—	—	—	—	—	—	—

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	0.30	—	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
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	0.85	0.71	6.39	9.26	0.02	0.22	0.22	—	0.20	—	0.20	—	1,717	1,717	0.07	0.01	—	1,723
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	0.15	0.13	1.17	1.69	< 0.005	0.04	0.04	—	0.04	—	0.04	—	284	284	0.01	< 0.005	—	285
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	9.51	8.35	8.33	138	0.00	31.9	31.9	31.9	0.00	7.49	7.49	—	31,901	31,901	0.32	1.16	91.0	32,345
Vendor	1.28	0.45	20.1	9.67	0.14	5.61	5.46	5.46	0.14	1.51	1.65	—	19,064	19,064	0.68	2.68	48.2	19,929
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	9.46	8.30	9.48	117	0.00	31.9	31.9	31.9	0.00	7.49	7.49	—	30,246	30,246	0.38	1.16	2.35	30,603
Vendor	1.25	0.43	20.9	9.75	0.14	5.61	5.46	5.46	0.14	1.51	1.65	—	19,076	19,076	0.68	2.70	1.25	19,898
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	6.73	5.91	6.75	87.8	0.00	22.6	22.6	22.6	0.00	5.30	5.30	—	21,983	21,983	0.27	0.83	28.2	22,266
Vendor	0.91	0.31	15.1	6.90	0.10	3.88	3.88	3.88	0.10	1.07	1.18	—	13,658	13,658	0.49	1.93	14.9	14,261

Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	0.04	0.04	—	0.04	—	284	284	284	0.01	< 0.005	—	285
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	9.51	8.35	8.33	138	0.00	0.00	0.00	0.00	31.9	7.49	7.49	31,901	31,901	31,901	0.32	1.16	91.0	32,345
Vendor	1.28	0.45	20.1	9.67	0.14	0.14	0.14	0.14	5.61	1.51	1.65	19,064	19,064	19,064	0.68	2.68	48.2	19,929
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	9.46	8.30	9.48	117	0.00	0.00	0.00	0.00	31.9	7.49	7.49	30,246	30,246	30,246	0.38	1.16	2.35	30,603
Vendor	1.25	0.43	20.9	9.75	0.14	0.14	0.14	0.14	5.61	1.51	1.65	19,076	19,076	19,076	0.68	2.70	1.25	19,898
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.73	5.91	6.75	87.8	0.00	0.00	0.00	0.00	22.6	5.30	5.30	21,983	21,983	21,983	0.27	0.83	28.2	22,266
Vendor	0.91	0.31	15.1	6.90	0.10	0.10	0.10	0.10	3.98	1.07	1.18	13,658	13,658	13,658	0.49	1.93	14.9	14,261
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.23	1.08	1.23	16.0	0.00	0.00	0.00	0.00	4.13	0.97	0.97	3,640	3,640	3,640	0.04	0.14	4.67	3,686
Vendor	0.17	0.06	2.75	1.26	0.02	0.02	0.02	0.02	0.73	0.20	0.21	2,261	2,261	2,261	0.08	0.32	2.46	2,361
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	0.00

3.15. Building Construction (2029) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2.397	2.397	0.10	0.02	—	2,405
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.82	0.69	6.13	9.22	0.02	0.20	—	0.20	0.18	—	0.18	—	1,712	1,712	0.07	0.01	—	1,718
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.12	1.68	< 0.005	0.04	—	0.04	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	9.19	8.03	7.27	129	0.00	0.00	31.9	31.9	0.00	7.49	7.49	—	31,358	31,358	0.32	1.16	81.4	31,793
Vendor	1.28	0.44	19.1	9.20	0.14	0.14	5.46	5.61	0.14	1.51	1.65	—	18,560	18,560	0.67	2.68	45.4	19,421
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	8.08	7.92	8.38	109	0.00	0.00	31.9	31.9	0.00	7.49	7.49	—	29,735	29,735	0.38	1.16	2.11	30,091
Vendor	1.24	0.41	20.0	9.41	0.14	0.14	5.46	5.61	0.14	1.51	1.65	—	18,572	18,572	0.67	2.70	1.18	19,393
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	5.74	5.62	5.99	81.8	0.00	0.00	22.6	22.6	0.00	5.29	5.29	—	21,552	21,552	0.27	0.83	25.2	21,830
Vendor	0.89	0.30	14.3	6.64	0.10	0.10	3.87	3.97	0.10	1.07	1.17	—	13,261	13,261	0.48	1.92	14.0	13,858

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	0.00	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.05	1.03	1.09	14.9	0.00	0.00	4.12	4.12	0.00	0.97	0.97	3.568	3.568	0.04	0.14	4.16	3.614	2,294	0.00	
Vendor	0.16	0.06	2.62	1.21	0.02	0.02	0.72	0.71	0.02	0.20	0.21	2,195	2,195	0.08	0.32	2.32	2,294	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	0.00	0.00	0.00	

3.17. Building Construction (2030) - 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	1.12	0.94	8.39	12.9	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405	
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	1.12	0.94	8.39	12.9	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405	
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	0.80	0.67	5.99	9.20	0.02	0.19	—	0.19	0.17	—	0.17	—	1,712	1,712	0.07	0.01	—	1,718	
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	0.15	0.12	1.09	1.68	< 0.005	0.03	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	7.87	7.71	6.22	121	0.00	0.00	0.00	0.00	31.9	0.00	7.49	30,849	30,849	0.32	1.16	72.4	31,275
Vendor	1.11	0.43	18.3	8.87	0.14	0.14	0.14	0.14	5.61	0.14	1.51	18,015	18,015	0.67	2.54	42.9	18,832
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	7.76	7.60	7.33	102	0.00	0.00	0.00	0.00	31.9	0.00	7.49	29,254	29,254	0.32	1.16	1.88	29,610
Vendor	1.10	0.40	19.1	9.08	0.14	0.14	0.14	0.14	5.61	0.14	1.51	18,028	18,028	0.67	2.54	1.11	18,802
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	5.50	5.39	5.23	76.8	0.00	0.00	0.00	0.00	22.6	0.00	5.29	21,203	21,203	0.23	0.83	22.3	21,478
Vendor	0.79	0.29	13.6	6.40	0.10	0.10	0.10	0.10	3.97	0.10	1.07	12,872	12,872	0.48	1.81	13.2	13,437
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	1.00	0.98	0.96	14.0	0.00	0.00	0.00	0.00	4.12	0.00	0.97	3,510	3,510	0.04	0.14	3.69	3,556
Vendor	0.14	0.05	2.49	1.17	0.02	0.02	0.02	0.02	0.72	0.02	0.20	2,131	2,131	0.08	0.30	2.19	2,225
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

3.18. Building Construction (2030) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Worker	7.76	7.60	7.33	102	0.00	0.00	31.9	0.00	7.49	7.49	7.49	29,254	0.32	1.16	1.88	29,254	29,254	0.32	1.16	1.88	29,254	29,254	0.32	1.16	1.88	29,610
Vendor	1.10	0.40	19.1	9.08	0.14	0.14	5.61	0.14	1.51	1.65	1.65	18,028	0.67	2.54	1.11	18,028	18,028	0.67	2.54	1.11	18,028	18,028	0.67	2.54	1.11	18,802
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.50	5.39	5.23	76.8	0.00	0.00	22.6	0.00	5.29	5.29	5.29	21,203	0.23	0.83	22.3	21,203	21,203	0.23	0.83	22.3	21,203	21,203	0.23	0.83	22.3	21,478
Vendor	0.79	0.29	13.6	6.40	0.10	0.10	3.97	0.10	1.07	1.17	1.17	12,872	0.48	1.81	13.2	12,872	12,872	0.48	1.81	13.2	12,872	12,872	0.48	1.81	13.2	13,437
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.00	0.98	0.96	14.0	0.00	0.00	4.12	0.00	0.97	0.97	0.97	3,510	0.04	0.14	3.69	3,510	3,510	0.04	0.14	3.69	3,510	3,510	0.04	0.14	3.69	3,556
Vendor	0.14	0.05	2.49	1.17	0.02	0.02	0.72	0.02	0.20	0.21	0.21	2,131	0.08	0.30	2.19	2,131	2,131	0.08	0.30	2.19	2,131	2,131	0.08	0.30	2.19	2,225
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Building Construction (2031) - 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	1.10	0.92	8.12	12.8	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405	
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
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	0.78	0.66	5.80	9.18	0.02	0.17	0.17	0.16	—	0.16	—	1,712	1,712	0.07	0.01	—	1,718
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	0.14	0.12	1.06	1.67	< 0.005	0.03	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	7.49	6.33	6.17	113	0.00	0.00	0.00	0.00	7.49	7.49	—	30,382	30,382	0.27	0.16	64.3	30,501
Vendor	1.11	0.43	17.4	8.55	0.14	0.14	0.14	1.65	1.51	1.65	—	17,425	17,425	0.66	2.54	40.4	18,238
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	7.38	6.28	7.27	96.1	0.00	0.00	0.00	0.00	7.49	7.49	—	28,814	28,814	0.32	1.16	1.67	29,169
Vendor	1.07	0.40	18.3	8.61	0.14	0.14	0.14	1.65	1.51	1.65	—	17,437	17,437	0.66	2.54	1.05	18,212
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	5.31	4.48	5.16	71.8	0.00	0.00	0.00	5.29	5.29	5.29	—	20,884	20,884	0.23	0.83	19.9	21,156
Vendor	0.78	0.29	13.1	6.18	0.10	0.10	0.10	1.17	1.07	1.17	—	12,450	12,450	0.47	1.81	12.5	13,015

Off-Road Equipment	0.14	0.12	1.06	1.67	< 0.005	0.03	0.03	0.03	0.03	0.03	—	0.03	—	283	283	283	0.01	< 0.005	—	284
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	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.49	6.33	6.17	113	0.00	0.00	0.00	0.00	0.00	0.00	31.9	7.49	7.49	30,382	30,382	30,382	0.27	0.16	64.3	30,501
Vendor	1.11	0.43	17.4	8.55	0.14	0.14	0.14	0.14	0.14	0.14	5.61	1.51	1.65	17,425	17,425	17,425	0.66	2.54	40.4	18,238
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	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.38	6.28	7.27	96.1	0.00	0.00	0.00	0.00	0.00	0.00	31.9	7.49	7.49	28,814	28,814	28,814	0.32	1.16	1.67	29,169
Vendor	1.07	0.40	18.3	8.61	0.14	0.14	0.14	0.14	0.14	0.14	5.61	1.51	1.65	17,437	17,437	17,437	0.66	2.54	1.05	18,212
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	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.31	4.48	5.16	71.8	0.00	0.00	0.00	0.00	0.00	0.00	22.6	5.29	5.29	20,884	20,884	20,884	0.23	0.83	19.9	21,156
Vendor	0.78	0.29	13.1	6.18	0.10	0.10	0.10	0.10	0.10	0.10	3.97	1.07	1.17	12,450	12,450	12,450	0.47	1.81	12.5	13,015
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	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.97	0.82	0.94	13.1	0.00	0.00	0.00	0.00	0.00	0.00	4.12	0.97	0.97	3,458	3,458	3,458	0.04	0.14	3.29	3,503
Vendor	0.14	0.05	2.39	1.13	0.02	0.02	0.02	0.02	0.02	0.02	0.72	0.20	0.21	2,061	2,061	2,061	0.08	0.30	2.06	2,155
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	0.00	0.00	0.00

3.21. Building Construction (2032) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
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	0.77	0.64	5.64	9.16	0.02	0.16	—	0.16	0.15	—	0.15	—	1,717	1,717	0.07	0.01	—	1,723
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	0.14	0.12	1.03	1.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	284	284	0.01	< 0.005	—	285
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	7.17	6.06	5.12	107	0.00	0.00	31.9	31.9	0.00	7.49	7.49	—	29,971	29,971	0.27	0.16	56.7	30,082
Vendor	1.10	0.43	16.8	8.22	0.14	0.14	5.46	5.61	0.14	1.51	1.65	—	16,835	16,835	0.66	2.40	38.2	17,604
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	7.11	6.01	6.22	90.2	0.00	0.00	31.9	31.9	0.00	7.49	7.49	—	28,426	28,426	0.32	0.16	1.47	28,484
Vendor	1.07	0.40	17.5	8.43	0.14	0.14	5.46	5.61	0.14	1.51	1.65	—	16,848	16,848	0.66	2.40	0.99	17,579
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	5.09	4.26	4.42	67.8	0.00	0.00	22.6	22.6	0.00	5.30	5.30	—	20,658	20,658	0.23	0.83	17.6	20,928
Vendor	0.77	0.29	12.5	5.97	0.10	0.10	3.88	3.98	0.10	1.07	1.18	—	12,062	12,062	0.47	1.72	11.8	12,597

Off-Road Equipment	0.14	0.11	1.00	1.67	< 0.005	0.03	—	0.03	0.02	—	0.02	—	283	283	283	0.01	< 0.005	—	284
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.95	5.85	5.07	101	0.00	0.00	31.9	0.00	7.49	7.49	7.49	—	29,573	29,573	29,573	0.27	0.16	49.9	29,678
Vendor	1.10	0.43	16.1	7.92	0.14	0.14	5.61	0.14	1.51	1.65	1.65	—	16,264	16,264	16,264	0.66	2.40	36.3	17,030
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.84	5.74	5.17	85.4	0.00	0.00	31.9	0.00	7.49	7.49	7.49	—	28,051	28,051	28,051	0.27	0.16	1.29	28,107
Vendor	1.07	0.40	16.9	8.12	0.14	0.14	5.61	0.14	1.51	1.65	1.65	—	16,277	16,277	16,277	0.66	2.40	0.94	17,008
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.89	4.10	4.41	64.2	0.00	0.00	22.6	0.00	5.29	5.29	5.29	—	20,329	20,329	20,329	0.19	0.12	15.4	20,384
Vendor	0.77	0.29	12.0	5.72	0.10	0.10	3.97	0.10	1.07	1.17	1.17	—	11,621	11,621	11,621	0.47	1.71	11.2	12,154
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.89	0.75	0.80	11.7	0.00	0.00	4.12	0.00	0.97	0.97	0.97	—	3,366	3,366	3,366	0.03	0.02	2.55	3,375
Vendor	0.14	0.05	2.19	1.04	0.02	0.02	0.71	0.02	0.20	0.21	0.21	—	1,924	1,924	1,924	0.08	0.28	1.85	2,012
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	0.00

3.24. Building Construction (2033) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	—	0.18	—	2,397	2,397	0.10	0.02	—	2,405
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	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.37	9.12	0.02	0.14	—	0.14	0.13	—	—	0.13	—	1,712	1,712	0.07	0.01	—	1,718
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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	0.02	—	—	0.02	—	283	283	0.01	< 0.005	—	284
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	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.69	5.58	4.01	95.3	0.00	0.00	31.9	31.9	0.00	7.49	7.49	0.00	—	29,226	29,226	0.27	0.16	43.5	29,324
Vendor	0.95	0.43	15.5	7.61	0.14	0.14	5.46	5.61	0.14	1.51	1.65	0.14	—	15,704	15,704	0.51	2.25	34.7	16,422
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.63	5.52	5.12	80.6	0.00	0.00	31.9	31.9	0.00	7.49	7.49	0.00	—	27,723	27,723	0.27	0.16	1.13	27,779
Vendor	0.92	0.40	16.2	7.80	0.14	0.14	5.46	5.61	0.14	1.51	1.65	0.14	—	15,717	15,717	0.51	2.25	0.90	16,402
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.98	3.91	3.66	60.1	0.00	0.00	22.6	22.6	0.00	5.29	5.29	0.00	—	20,091	20,091	0.19	0.12	13.4	20,144
Vendor	0.67	0.29	11.6	5.50	0.10	0.10	3.87	3.97	0.10	1.07	1.17	0.10	—	11,221	11,221	0.37	1.61	10.7	11,720

Off-Road Equipment	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	5.69	5.58	4.01	95.3	0.00	0.00	31.9	0.00	7.49	7.49	7.49	—	29,226	29,226	0.27	0.16	43.5	29,324
Vendor	0.95	0.43	15.5	7.61	0.14	0.14	5.61	0.14	1.51	1.65	1.65	—	15,704	15,704	0.51	2.25	34.7	16,422
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	5.63	5.52	5.12	80.6	0.00	0.00	31.9	0.00	7.49	7.49	7.49	—	27,723	27,723	0.27	0.16	1.13	27,779
Vendor	0.92	0.40	16.2	7.80	0.14	0.14	5.61	0.14	1.51	1.65	1.65	—	15,717	15,717	0.51	2.25	0.90	16,402
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	3.98	3.91	3.66	60.1	0.00	0.00	22.6	0.00	5.29	5.29	5.29	—	20,091	20,091	0.19	0.12	13.4	20,144
Vendor	0.67	0.29	11.6	5.50	0.10	0.10	3.97	0.10	1.07	1.17	1.17	—	11,221	11,221	0.37	1.61	10.7	11,720
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	0.73	0.71	0.67	11.0	0.00	0.00	4.12	0.00	0.97	0.97	0.97	—	3,326	3,326	0.03	0.02	2.23	3,335
Vendor	0.12	0.05	2.11	1.00	0.02	0.02	0.71	0.02	0.20	0.21	0.21	—	1,858	1,858	0.06	0.27	1.78	1,940
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

3.27. Building Construction (2035) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.01	0.85	7.34	12.7	0.02	0.18	—	0.18	0.17	—	0.17	—	2,397	2,397	0.10	0.02	—	2,405
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	0.72	0.61	5.24	9.06	0.02	0.13	—	0.13	0.12	—	0.12	—	1,712	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.96	1.65	< 0.005	0.02	—	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	5.52	5.42	4.01	90.8	0.00	0.00	31.9	31.9	7.49	7.49	7.49	—	28,918	28,918	0.22	0.16	37.8	29,009
Vendor	0.95	0.43	15.0	7.43	0.14	0.14	5.46	5.61	1.65	1.51	1.65	—	15,169	15,169	0.50	2.25	15.5	15,868
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	5.47	5.36	5.12	76.9	0.00	0.00	31.9	31.9	7.49	7.49	7.49	—	27,432	27,432	0.27	0.16	0.98	27,487
Vendor	0.91	0.40	15.7	7.62	0.14	0.14	5.46	5.61	1.65	1.51	1.65	—	15,183	15,183	0.50	2.25	0.40	15,867
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	3.91	3.83	3.62	57.5	0.00	0.00	22.6	22.6	5.29	5.29	5.29	—	19,880	19,880	0.19	0.12	11.6	19,931
Vendor	0.67	0.29	11.2	5.38	0.10	0.10	3.87	3.97	1.17	1.07	1.17	—	10,839	10,839	0.36	1.61	4.77	11,332

Off-Road Equipment	0.13	0.11	0.93	1.65	< 0.005	0.02	0.02	0.02	0.02	0.02	—	0.02	—	284	284	284	0.01	< 0.005	—	285
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.42	5.31	3.96	86.3	0.00	0.00	0.00	0.00	0.00	7.49	7.49	7.49	—	28,666	28,666	28,666	0.22	0.16	32.8	28,752
Vendor	0.94	0.43	14.5	7.28	0.14	0.14	0.14	0.14	0.14	1.51	1.65	1.65	—	14,670	14,670	14,670	0.50	2.11	12.9	15,324
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	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.42	5.31	4.07	73.3	0.00	0.00	0.00	0.00	0.00	7.49	7.49	7.49	—	27,194	27,194	27,194	0.27	0.16	0.85	27,250
Vendor	0.91	0.40	15.2	7.46	0.14	0.14	0.14	0.14	0.14	1.51	1.65	1.65	—	14,684	14,684	14,684	0.50	2.11	0.33	15,325
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	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.84	3.76	2.91	55.1	0.00	0.00	0.00	0.00	0.00	5.30	5.30	5.30	—	19,761	19,761	19,761	0.19	0.12	10.1	19,810
Vendor	0.67	0.29	10.9	5.28	0.10	0.10	0.10	0.10	0.10	1.07	1.18	1.18	—	10,511	10,511	10,511	0.36	1.51	4.00	10,974
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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70	0.69	0.53	10.1	0.00	0.00	0.00	0.00	0.00	0.97	0.97	0.97	—	3,272	3,272	3,272	0.03	0.02	1.68	3,280
Vendor	0.12	0.05	1.98	0.96	0.02	0.02	0.02	0.02	0.02	0.20	0.21	0.21	—	1,740	1,740	1,740	0.06	0.25	0.66	1,817
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	0.00	0.00

3.30. Building Construction (2036) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	0.98	0.82	6.99	12.5	0.02	0.16	—	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
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	0.70	0.58	4.99	8.93	0.02	0.11	—	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.91	1.63	< 0.005	0.02	—	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	5.20	5.09	3.96	82.9	0.00	0.00	31.9	31.9	7.49	7.49	7.49	—	28,423	28,423	0.22	0.16	28.2	28,504
Vendor	0.94	0.41	14.1	7.12	0.14	0.14	5.46	5.61	1.65	1.51	1.65	—	14,224	14,224	0.50	2.11	10.7	14,876
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	5.20	5.15	4.01	69.9	0.00	0.00	31.9	31.9	7.49	7.49	7.49	—	26,964	26,964	0.22	0.16	0.73	27,018
Vendor	0.91	0.40	14.9	7.30	0.14	0.14	5.46	5.61	1.65	1.51	1.65	—	14,238	14,238	0.50	2.11	0.28	14,879
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	3.71	3.64	2.87	52.5	0.00	0.00	22.6	22.6	5.29	5.29	5.29	—	19,540	19,540	0.15	0.12	8.72	19,587
Vendor	0.66	0.28	10.6	5.15	0.10	0.10	3.87	3.97	1.17	1.07	1.17	—	10,164	10,164	0.36	1.51	3.30	10,625

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	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.68	0.66	0.52	9.58	0.00	0.00	4.12	4.12	0.00	0.97	0.97	3,235	3,235	0.03	0.02	1.44	3,243	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.12	0.05	1.93	0.94	0.02	0.02	0.72	0.71	0.02	0.20	0.21	1,683	1,683	0.06	0.25	0.55	1,759	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.32. Building Construction (2037) - Mitigated

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	0.98	0.82	6.99	12.5	0.02	0.16	—	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405	
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	0.98	0.82	6.99	12.5	0.02	0.16	—	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405	
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	0.70	0.58	4.99	8.93	0.02	0.11	—	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718	
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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Off-Road Equipment	0.97	0.81	6.89	12.5	0.02	0.15	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	4.92	8.90	0.02	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.90	1.62	< 0.005	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.04	4.93	3.91	80.6	0.00	31.9	0.00	7.49	7.49	—	28,247	28,247	0.22	0.16	24.4	28,325
Vendor	0.92	0.41	13.8	6.82	0.14	5.61	0.14	1.51	1.65	—	13,822	13,822	0.48	1.96	8.79	14,429
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.04	4.98	4.01	67.4	0.00	31.9	0.00	7.49	7.49	—	26,796	26,796	0.22	0.16	0.63	26,851
Vendor	0.91	0.38	14.4	7.00	0.14	5.46	0.14	1.51	1.65	—	13,837	13,837	0.48	1.96	0.23	14,435
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.60	3.52	2.87	50.8	0.00	22.6	0.00	5.29	5.29	—	19,420	19,420	0.15	0.12	7.50	19,465
Vendor	0.66	0.28	10.3	4.93	0.10	3.87	0.10	1.07	1.17	—	9,877	9,877	0.35	1.40	2.71	10,307

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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.66	0.64	0.52	9.27	0.00	0.00	4.12	4.12	0.00	0.97	0.97	3.215	3,215	0.03	0.02	1.24	3,223	0.00	0.00
Vendor	0.12	0.05	1.87	0.90	0.02	0.02	0.72	0.71	0.02	0.20	0.21	1,635	1,635	0.06	0.23	0.45	1,706	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	0.00	0.00	0.00

3.35. Building Construction (2039) - 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	0.96	0.80	6.78	12.4	0.02	0.15	—	0.15	0.13	—	0.13	—	2,397	2,397	0.10	0.02	—	2,405	
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	6.78	12.4	0.02	0.15	—	0.15	0.13	—	0.13	—	2,397	2,397	0.10	0.02	—	2,405	
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	0.18	1.50	2.74	0.01	0.03	—	0.03	0.03	—	0.03	—	530	530	0.02	< 0.005	—	532	
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.04	0.03	0.27	0.50	< 0.005	0.01	—	0.01	—	0.01	—	87.8	87.8	< 0.005	< 0.005	—	88.1
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	4.88	4.82	2.91	78.2	0.00	0.00	31.9	0.00	7.49	7.49	7.49	28,058	28,058	0.22	0.16	21.0	28,133
Vendor	0.92	0.41	13.5	6.66	0.14	0.14	5.61	0.14	1.51	1.65	1.65	13,464	13,464	0.48	1.96	7.10	14,068
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	4.88	4.82	4.01	65.1	0.00	0.00	31.9	0.00	7.49	7.49	7.49	26,618	26,618	0.22	0.16	0.54	26,672
Vendor	0.90	0.38	14.1	6.84	0.14	0.14	5.61	0.14	1.51	1.65	1.65	13,478	13,478	0.48	1.96	0.18	14,076
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	1.08	1.05	0.88	15.2	0.00	0.00	6.99	0.00	1.64	1.64	1.64	5,972	5,972	0.05	0.04	2.00	5,986
Vendor	0.20	0.09	3.13	1.49	0.03	0.03	1.23	0.03	0.33	0.36	0.36	2,979	2,979	0.11	0.43	0.68	3,111
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	0.20	0.19	0.16	2.77	0.00	0.00	1.28	0.00	0.30	0.30	0.30	989	989	0.01	0.01	0.33	991
Vendor	0.04	0.02	0.57	0.27	0.01	0.01	0.22	0.01	0.06	0.07	0.07	493	493	0.02	0.07	0.11	515
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

3.36. Building Construction (2039) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.88	4.82	4.01	65.1	0.00	0.00	0.00	7.49	7.49	26,618	26,618	0.22	0.16	0.54	26,672										
Vendor	0.90	0.38	14.1	6.84	0.14	0.14	1.51	1.65	13,478	13,478	0.48	1.96	0.18	14,076											
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										
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—										
Worker	1.08	1.05	0.88	15.2	0.00	0.00	1.64	1.64	5,972	5,972	0.05	0.04	2.00	5,986											
Vendor	0.20	0.09	3.13	1.49	0.03	0.03	0.33	0.36	2,979	2,979	0.11	0.43	0.68	3,111											
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											
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—											
Worker	0.20	0.19	0.16	2.77	0.00	0.00	0.30	0.30	989	989	0.01	0.01	0.33	991											
Vendor	0.04	0.02	0.57	0.27	0.01	0.01	0.06	0.07	493	493	0.02	0.07	0.11	515											
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											

3.37. Paving (2039) - 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	0.58	0.49	5.31	9.75	0.01	0.11	—	0.11	0.10	—	0.10	—	1,511	1,511	0.06	0.01	—	1,516
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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

Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.02	0.02	0.02	0.00	0.01	0.01	—	18.4	< 0.005	< 0.005	0.01	18.4
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	0.00	0.00	0.00	0.00	0.00	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	< 0.005	0.00	< 0.005	< 0.005	—	3.04	< 0.005	< 0.005	< 0.005	3.04
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00

3.41. Architectural Coating (2040) - 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	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	113	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	113	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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

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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Worker	0.10	0.10	0.09	1.48	0.00	0.00	0.00	0.00	0.70	0.70	0.16	0.16	0.16	0.00	0.00	0.00	0.00	0.00	0.00	536	536	< 0.0005	< 0.0005	0.15	537
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	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	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

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	8,925	8,925	0.55	0.07	—	8,958	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	2,551	2,551	0.16	0.02	—	2,561	

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.73	0.37	6.25	2.66	0.04	0.51	—	0.51	—	0.51	—	7,934	7,934	0.70	0.01	—	7,956
Total	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	—	1.69	—	26,482	26,482	2.34	0.05	—	26,556
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.11	0.06	1.00	0.84	0.01	0.08	—	0.08	—	0.08	—	1,196	1,196	0.11	< 0.005	—	1,200
Strip Mall	0.03	0.02	0.29	0.24	< 0.005	0.02	—	0.02	—	0.02	—	342	342	0.03	< 0.005	—	343
General Office Building	0.78	0.39	7.07	5.94	0.04	0.54	—	0.54	—	0.54	—	8,433	8,433	0.75	0.02	—	8,456
Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	—	0.19	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.73	0.37	6.25	2.66	0.04	0.51	—	0.51	—	0.51	—	0.51	—	7,934	7,934	0.70	0.01	—	7,956
Total	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	—	1.69	—	1.69	—	26,482	26,482	2.34	0.05	—	26,556
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	—	0.01	—	0.01	—	198	198	0.02	< 0.005	—	199
Strip Mall	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	< 0.005	—	56.6	56.6	0.01	< 0.005	—	56.8
General Office Building	0.14	0.07	1.29	1.08	0.01	0.10	—	0.10	—	0.10	—	0.10	—	1,396	1,396	0.12	< 0.005	—	1,400
Government Office Building	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.1
Movie Theater (No Matinee)	0.04	0.02	0.38	0.32	< 0.005	0.03	—	0.03	—	0.03	—	0.03	—	415	415	0.04	< 0.005	—	416
High Turnover (Sit Down Restaurant)	0.05	0.02	0.45	0.38	< 0.005	0.03	—	0.03	—	0.03	—	0.03	—	490	490	0.04	< 0.005	—	491
Hotel	0.05	0.02	0.45	0.38	< 0.005	0.03	—	0.03	—	0.03	—	0.03	—	487	487	0.04	< 0.005	—	488
Apartments Mid Rise	0.13	0.07	1.14	0.49	0.01	0.09	—	0.09	—	0.09	—	0.09	—	1,314	1,314	0.12	< 0.005	—	1,317
Total	0.45	0.22	3.98	2.87	0.02	0.31	—	0.31	—	0.31	—	0.31	—	4,384	4,384	0.39	0.01	—	4,397

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.11	0.06	1.00	0.84	0.01	0.08	—	0.08	0.08	—	0.08	—	1,196	1,196	0.11	< 0.005	—	1,200
Strip Mall	0.03	0.02	0.29	0.24	< 0.005	0.02	—	0.02	0.02	—	0.02	—	342	342	0.03	< 0.005	—	343
General Office Building	0.78	0.39	7.07	5.94	0.04	0.54	—	0.54	0.54	—	0.54	—	8,433	8,433	0.75	0.02	—	8,456
Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	0.19	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.73	0.37	6.25	2.66	0.04	0.51	—	0.51	0.51	—	0.51	—	7,934	7,934	0.70	0.01	—	7,956
Total	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	1.69	—	1.69	—	26,482	26,482	2.34	0.05	—	26,556
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Regional Shopping Center	0.11	0.06	1.00	0.84	0.01	0.08	—	0.08	—	—	0.08	—	1,196	1,196	0.11	< 0.005	—	1,200
Strip Mall	0.03	0.02	0.29	0.24	< 0.005	0.02	—	0.02	—	—	0.02	—	342	342	0.03	< 0.005	—	343
General Office Building	0.78	0.39	7.07	5.94	0.04	0.54	—	0.54	—	—	0.54	—	8,433	8,433	0.75	0.02	—	8,456
Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	—	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.27	0.14	2.47	2.07	0.01	0.19	—	0.19	—	—	0.19	—	2,942	2,942	0.26	0.01	—	2,950
Apartments Mid Rise	0.73	0.37	6.25	2.66	0.04	0.51	—	0.51	—	—	0.51	—	7,934	7,934	0.70	0.01	—	7,956
Total	2.44	1.22	21.8	15.7	0.13	1.69	—	1.69	—	—	1.69	—	26,482	26,482	2.34	0.05	—	26,556
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	—	—	0.01	—	198	198	0.02	< 0.005	—	199
Strip Mall	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	—	—	< 0.005	—	56.6	56.6	0.01	< 0.005	—	56.8
General Office Building	0.14	0.07	1.29	1.08	0.01	0.10	—	0.10	—	—	0.10	—	1,396	1,396	0.12	< 0.005	—	1,400
Government Office Building	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	—	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.1

Movie Theater (No Matinee)	0.04	0.02	0.38	0.32	< 0.005	0.03	0.03	0.03	0.03	—	0.03	—	415	415	0.04	< 0.005	—	416
High Turnover (Sit Down Restaurant)	0.05	0.02	0.45	0.38	< 0.005	0.03	0.03	0.03	0.03	—	0.03	—	490	490	0.04	< 0.005	—	491
Hotel	0.05	0.02	0.45	0.38	< 0.005	0.03	0.03	0.03	0.03	—	0.03	—	487	487	0.04	< 0.005	—	488
Apartments Mid Rise	0.13	0.07	1.14	0.49	0.01	0.09	0.09	0.09	0.09	—	0.09	—	1,314	1,314	0.12	< 0.005	—	1,317
Total	0.45	0.22	3.98	2.87	0.02	0.31	0.31	0.31	0.31	—	0.31	—	4,384	4,384	0.39	0.01	—	4,397

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	3.89	1.95	33.3	14.2	0.21	2.69	—	2.69	2.69	—	2.69	0.00	42,240	42,240	0.80	0.08	—	42,284
Consumer Products	—	98.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	6.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	30.5	28.4	2.06	233	0.01	0.25	—	0.25	0.19	—	0.19	—	775	775	0.03	0.01	—	778
Total	34.4	135	35.3	247	0.22	2.94	—	2.94	2.88	—	2.88	0.00	43,015	43,015	0.83	0.09	—	43,061

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	88.5	465	553	9.10	0.22	—	846
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	25.3	133	158	2.60	0.06	—	242
General Office Building	—	—	—	—	—	—	—	—	—	—	—	354	1,842	2,195	36.4	0.88	—	3,366
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	7.92	41.2	49.1	0.81	0.02	—	75.3
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	141	730	871	14.5	0.35	—	1,336
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	46.6	242	289	4.80	0.12	—	443
Hotel	—	—	—	—	—	—	—	—	—	—	—	10.6	58.6	69.2	1.10	0.03	—	104
Apartments (Mid Rise)	—	—	—	—	—	—	—	—	—	—	—	159	853	1,012	16.4	0.39	—	1,539
Total	—	—	—	—	—	—	—	—	—	—	—	832	4,365	5,197	85.6	2.06	—	7,952

Government Office Building	—	—	—	—	—	—	—	—	—	—	1.31	6.82	8.14	0.13	< 0.005	—	12.5
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	23.3	121	144	2.39	0.06	—	221
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	7.72	40.1	47.9	0.79	0.02	—	73.4
Hotel	—	—	—	—	—	—	—	—	—	—	1.76	9.70	11.5	0.18	< 0.005	—	17.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	26.4	141	168	2.71	0.07	—	255
Total	—	—	—	—	—	—	—	—	—	—	138	723	860	14.2	0.34	—	1,316

4.4.2. Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	88.5	465	553	9.10	0.22	—	846	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	25.3	133	158	2.60	0.06	—	242	
General Office Building	—	—	—	—	—	—	—	—	—	—	—	354	1,842	2,195	36.4	0.88	—	3,366	
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	7.92	41.2	49.1	0.81	0.02	—	75.3	

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	353	0.00	353	35.3	0.00	—	1,234	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	101	0.00	101	10.1	0.00	—	353	
General Office Building	—	—	—	—	—	—	—	—	—	—	—	520	0.00	520	52.0	0.00	—	1,820	
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	10.4	0.00	10.4	1.04	0.00	—	36.5	
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	561	0.00	561	56.1	0.00	—	1,964	
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	514	0.00	514	51.4	0.00	—	1,800	
Hotel	—	—	—	—	—	—	—	—	—	—	—	64.6	0.00	64.6	6.46	0.00	—	226	
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	888	0.00	888	88.8	0.00	—	3,108	
Total	—	—	—	—	—	—	—	—	—	—	—	3,013	0.00	3,013	301	0.00	—	10,541	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	353	0.00	353	35.3	0.00	—	1,234	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	101	0.00	101	10.1	0.00	—	353	

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	58.4	0.00	58.4	5.84	0.00	—	—	204
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	16.7	0.00	16.7	1.67	0.00	—	—	58.4
General Office Building	—	—	—	—	—	—	—	—	—	—	—	86.1	0.00	86.1	8.61	0.00	—	—	301
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	—	6.04
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	92.9	0.00	92.9	9.29	0.00	—	—	325
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	85.2	0.00	85.2	8.51	0.00	—	—	298
Hotel	—	—	—	—	—	—	—	—	—	—	—	10.7	0.00	10.7	1.07	0.00	—	—	37.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	147	0.00	147	14.7	0.00	—	—	515
Total	—	—	—	—	—	—	—	—	—	—	—	499	0.00	499	49.9	0.00	—	—	1,745

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	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	58.4	0.00	58.4	5.84	0.00	—	—	204
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	16.7	0.00	16.7	1.67	0.00	—	—	58.4
General Office Building	—	—	—	—	—	—	—	—	—	—	—	86.1	0.00	86.1	8.61	0.00	—	—	301
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	—	6.04
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	92.9	0.00	92.9	9.29	0.00	—	—	325
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	85.2	0.00	85.2	8.51	0.00	—	—	298
Hotel	—	—	—	—	—	—	—	—	—	—	—	10.7	0.00	10.7	1.07	0.00	—	—	37.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	147	0.00	147	14.7	0.00	—	—	515
Total	—	—	—	—	—	—	—	—	—	—	—	499	0.00	499	49.9	0.00	—	—	1,745

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

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

Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Demolition	Worker	15.0	18.5	LDA, LDT1, LDT2
Demolition	Vendor	—	10.2	HHDT, MHDT
Demolition	Hauling	29.2	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA, LDT1, LDT2
Site Preparation	Vendor	—	10.2	HHDT, MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA, LDT1, LDT2
Grading	Vendor	—	10.2	HHDT, MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2,444	18.5	LDA, LDT1, LDT2
Building Construction	Vendor	638	10.2	HHDT, MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA, LDT1, LDT2
Paving	Vendor	—	10.2	HHDT, MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	489	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

5.3.2. Mitigated

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	29.2	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2,444	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	638	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2

Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	489	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	4,333,176	1,444,392	3,662,259	1,220,753	45,270

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	508,078	—
Site Preparation	—	—	180	0.00	—
Grading	—	—	930	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Regional Shopping Center	0.00	0%
Strip Mall	0.00	0%
General Office Building	0.00	0%
Government Office Building	0.00	0%
Movie Theater (No Matinee)	0.00	0%
High Turnover (Sit Down Restaurant)	0.00	0%
Hotel	0.00	0%
Apartments Mid Rise	—	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
2028	0.00	532	0.03	< 0.005
2029	0.00	532	0.03	< 0.005
2030	0.00	532	0.03	< 0.005
2031	0.00	532	0.03	< 0.005
2032	0.00	532	0.03	< 0.005
2033	0.00	532	0.03	< 0.005
2034	0.00	532	0.03	< 0.005

2035	0.00	532	0.03	< 0.005
2036	0.00	532	0.03	< 0.005
2037	0.00	532	0.03	< 0.005
2038	0.00	532	0.03	< 0.005
2039	0.00	532	0.03	< 0.005
2040	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
Total all Land Uses	37,666	37,666	37,666	13,748,090	383,296	383,296	383,296	139,903,040

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	37,666	37,666	37,666	13,748,090	383,296	383,296	383,296	139,903,040

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	2006
Propane Fireplaces	0

Electric Fireplaces	0
No Fireplaces	223

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	2006
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	223

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)
4333176	1,444,392	3,662,259	1,220,753	—

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

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)
Regional Shopping Center	6,123,288	532	0.0330	0.0040	3,732,656
Strip Mall	1,750,325	532	0.0330	0.0040	1,066,969
General Office Building	18,499,881	532	0.0330	0.0040	26,313,080
Government Office Building	370,662	532	0.0330	0.0040	527,207
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Hotel	4,449,830	532	0.0330	0.0040	9,180,854
Apartments Mid Rise	8,171,144	532	0.0330	0.0040	24,757,153

5.11.2. Mitigated

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)
Regional Shopping Center	6,123,288	532	0.0330	0.0040	3,732,656
Strip Mall	1,750,325	532	0.0330	0.0040	1,066,969
General Office Building	18,499,881	532	0.0330	0.0040	26,313,080
Government Office Building	370,662	532	0.0330	0.0040	527,207
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Hotel	4,449,830	532	0.0330	0.0040	9,180,854
Apartments Mid Rise	8,171,144	532	0.0330	0.0040	24,757,153

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Regional Shopping Center	46,181,699	874,391
Strip Mall	13,200,908	249,946
General Office Building	184,511,802	1,455,948
Government Office Building	4,132,121	29,171
Movie Theater (No Matinee)	73,372,587	256,229
High Turnover (Sit Down Restaurant)	24,343,404	112,477
Hotel	5,555,323	445,968
Apartments Mid Rise	83,083,300	3,667,933

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Regional Shopping Center	46,181,699	874,391
Strip Mall	13,200,908	249,946
General Office Building	184,511,802	1,455,948
Government Office Building	4,132,121	29,171
Movie Theater (No Matinee)	73,372,587	256,229
High Turnover (Sit Down Restaurant)	24,343,404	112,477
Hotel	5,555,323	445,968
Apartments Mid Rise	83,083,300	3,667,933

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	655	—
Strip Mall	187	—
General Office Building	965	—
Government Office Building	19.3	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Hotel	120	—
Apartments Mid Rise	1,648	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	655	—
Strip Mall	187	—
General Office Building	965	—
Government Office Building	19.3	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Hotel	120	—
Apartments Mid Rise	1,648	—

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
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Town Center Specific Plan Full Buildout Detailed Report, 1/31/2024

Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0

Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
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

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
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

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
----------------	-----------	-------------	----------------	---------------	------------	-------------

5.15.2. Mitigated

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
--------------------------	----------------------	---------------	-------------

5.18.1.2. Mitigated

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
--------------------	---------------	-------------

5.18.1.2. Mitigated

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)
-----------	--------	------------------------------	------------------------------

5.18.2.2. Mitigated

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	20.0	annual days of extreme heat
Extreme Precipitation	6.35	annual days with precipitation above 20 mm
Sea Level Rise	—	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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

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

Air Quality Degradation	N/A	N/A	N/A	N/A
-------------------------	-----	-----	-----	-----

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	93.6
AQ-PM	48.8
AQ-DPM	45.7
Drinking Water	71.5
Lead Risk Housing	16.0
Pesticides	15.8
Toxic Releases	41.1
Traffic	75.8
Effect Indicators	—
CleanUp Sites	79.7
Groundwater	44.8
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	43.8
Solid Waste	52.9

Sensitive Population	—
Asthma	18.9
Cardio-vascular	28.8
Low Birth Weights	28.1
Socioeconomic Factor Indicators	—
Education	12.0
Housing	6.10
Linguistic	2.81
Poverty	23.3
Unemployment	37.7

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	90.27332221
Employed	93.50699346
Median HI	80.35416399
Education	—
Bachelor's or higher	69.9987168
High school enrollment	100
Preschool enrollment	82.86924163
Transportation	—
Auto Access	96.70216861
Active commuting	56.76889516
Social	—
2-parent households	60.42602335

Voting	66.75221352
Neighborhood	—
Alcohol availability	69.48543565
Park access	14.41036828
Retail density	72.98857949
Supermarket access	67.89426408
Tree canopy	82.39445656
Housing	—
Homeownership	68.17656872
Housing habitability	92.32644681
Low-inc homeowner severe housing cost burden	91.29988451
Low-inc renter severe housing cost burden	94.82869242
Uncrowded housing	52.3675093
Health Outcomes	—
Insured adults	91.18439625
Arthritis	71.8
Asthma ER Admissions	84.7
High Blood Pressure	83.5
Cancer (excluding skin)	29.3
Asthma	80.2
Coronary Heart Disease	79.3
Chronic Obstructive Pulmonary Disease	84.0
Diagnosed Diabetes	89.0
Life Expectancy at Birth	43.9
Cognitively Disabled	68.5
Physically Disabled	89.8
Heart Attack ER Admissions	37.2

Mental Health Not Good	79.6
Chronic Kidney Disease	85.5
Obesity	74.1
Pedestrian Injuries	19.6
Physical Health Not Good	85.2
Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	8.3
Current Smoker	78.6
No Leisure Time for Physical Activity	93.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	71.1
Elderly	66.9
English Speaking	86.7
Foreign-born	14.0
Outdoor Workers	90.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	75.9
Traffic Density	55.0
Traffic Access	23.0
Other Indices	—
Hardship	20.4
Other Decision Support	—
2016 Voting	58.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	23.0
Healthy Places Index Score for Project Location (b)	87.0
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 Healthy 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
Operations: Architectural Coatings	SCAQMD Rule 1113
Construction: Architectural Coatings	SCAQMD Rule 1113
Operations: Hearths	SCAQMD Rule 445
Land Use	Total site acreage of 111 acres

Town Center Specific Plan High Buildout Detailed Report

Table of Contents

- 1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.2. Construction Emissions by Year, Unmitigated
 - 2.3. Construction Emissions by Year, Mitigated
 - 2.4. Operations Emissions Compared Against Thresholds
 - 2.5. Operations Emissions by Sector, Unmitigated
 - 2.6. Operations Emissions by Sector, Mitigated
- 3. Construction Emissions Details
 - 3.1. Demolition (2025) - Unmitigated
 - 3.2. Demolition (2025) - Mitigated

- 3.3. Site Preparation (2025) - Unmitigated
- 3.4. Site Preparation (2025) - Mitigated
- 3.5. Site Preparation (2026) - Unmitigated
- 3.6. Site Preparation (2026) - Mitigated
- 3.7. Grading (2026) - Unmitigated
- 3.8. Grading (2026) - Mitigated
- 3.9. Grading (2027) - Unmitigated
- 3.10. Grading (2027) - Mitigated
- 3.11. Building Construction (2027) - Unmitigated
- 3.12. Building Construction (2027) - Mitigated
- 3.13. Building Construction (2028) - Unmitigated
- 3.14. Building Construction (2028) - Mitigated
- 3.15. Building Construction (2029) - Unmitigated
- 3.16. Building Construction (2029) - Mitigated
- 3.17. Building Construction (2030) - Unmitigated
- 3.18. Building Construction (2030) - Mitigated
- 3.19. Building Construction (2031) - Unmitigated

- 3.20. Building Construction (2031) - Mitigated
- 3.21. Building Construction (2032) - Unmitigated
- 3.22. Building Construction (2032) - Mitigated
- 3.23. Building Construction (2033) - Unmitigated
- 3.24. Building Construction (2033) - Mitigated
- 3.25. Building Construction (2034) - Unmitigated
- 3.26. Building Construction (2034) - Mitigated
- 3.27. Building Construction (2035) - Unmitigated
- 3.28. Building Construction (2035) - Mitigated
- 3.29. Building Construction (2036) - Unmitigated
- 3.30. Building Construction (2036) - Mitigated
- 3.31. Building Construction (2037) - Unmitigated
- 3.32. Building Construction (2037) - Mitigated
- 3.33. Building Construction (2038) - Unmitigated
- 3.34. Building Construction (2038) - Mitigated
- 3.35. Building Construction (2039) - Unmitigated
- 3.36. Building Construction (2039) - Mitigated

- 3.37. Paving (2039) - Unmitigated
- 3.38. Paving (2039) - Mitigated
- 3.39. Paving (2040) - Unmitigated
- 3.40. Paving (2040) - Mitigated
- 3.41. Architectural Coating (2040) - Unmitigated
- 3.42. Architectural Coating (2040) - Mitigated
- 4. Operations Emissions Details
 - 4.1. Mobile Emissions by Land Use
 - 4.1.1. Unmitigated
 - 4.1.2. Mitigated
 - 4.2. Energy
 - 4.2.1. Electricity Emissions By Land Use - Unmitigated
 - 4.2.2. Electricity Emissions By Land Use - Mitigated
 - 4.2.3. Natural Gas Emissions By Land Use - Unmitigated
 - 4.2.4. Natural Gas Emissions By Land Use - Mitigated
 - 4.3. Area Emissions by Source
 - 4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

- 5.4. Vehicles
 - 5.4.1. Construction Vehicle Control Strategies
- 5.5. Architectural Coatings
- 5.6. Dust Mitigation
 - 5.6.1. Construction Earthmoving Activities
 - 5.6.2. Construction Earthmoving Control Strategies
- 5.7. Construction Paving
- 5.8. Construction Electricity Consumption and Emissions Factors
- 5.9. Operational Mobile Sources
 - 5.9.1. Unmitigated
 - 5.9.2. Mitigated
- 5.10. Operational Area Sources
 - 5.10.1. Hearths
 - 5.10.1.1. Unmitigated
 - 5.10.1.2. Mitigated
 - 5.10.2. Architectural Coatings
 - 5.10.3. Landscape Equipment

- 5.10.4. Landscape Equipment - Mitigated
- 5.11. Operational Energy Consumption
 - 5.11.1. Unmitigated
 - 5.11.2. Mitigated
- 5.12. Operational Water and Wastewater Consumption
 - 5.12.1. Unmitigated
 - 5.12.2. Mitigated
- 5.13. Operational Waste Generation
 - 5.13.1. Unmitigated
 - 5.13.2. Mitigated
- 5.14. Operational Refrigeration and Air Conditioning Equipment
 - 5.14.1. Unmitigated
 - 5.14.2. Mitigated
- 5.15. Operational Off-Road Equipment
 - 5.15.1. Unmitigated
 - 5.15.2. Mitigated
- 5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Town Center Specific Plan High Buildout
Construction Start Date	1/1/2025
Operational Year	2040
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	16.0
Location	24201 Valencia Blvd, Valencia, CA 91355, USA
County	Los Angeles-South Coast
City	Santa Clarita
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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
------------------	------	------	-------------	-----------------------	------------------------	--------------------------------	------------	-------------

Regional Shopping Center	623	1000sqft	14.3	623,466	62,347	—	—	Assume 10% landscape area
Strip Mall	200	1000sqft	4.58	199,642	19,964	—	—	Assume 10% landscape area
General Office Building	1,118	1000sqft	25.7	1,117,731	111,773	—	—	Assume 10% landscape area
Government Office Building	20.8	1000sqft	0.48	20,800	2,080	—	—	Assume 10% landscape area
Movie Theater (No Matinee)	183	1000sqft	4.19	182,700	18,270	—	—	Assume 10% landscape area
High Turnover (Sit Down Restaurant)	80.2	1000sqft	1.84	80,200	8,020	—	—	Assume 10% landscape area
Hotel	251	Room	8.37	364,452	26,445	—	—	Assume 10% landscape area
Apartments Mid Rise	2,563	Dwelling Unit	51.6	2,460,480	246,048	—	7,586	Assume 10% landscape area

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

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
---------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

2032	10.2	8.06	34.0	123	0.18	0.38	41.7	42.1	0.36	10.0	10.4	—	52,651	52,651	1.18	2.82	2.73	53,523
2033	9.88	7.74	31.9	117	0.18	0.36	41.7	42.1	0.34	10.0	10.4	—	51,606	51,606	1.12	2.82	2.48	52,477
2034	8.35	7.48	31.0	111	0.18	0.35	41.7	42.1	0.33	10.0	10.4	—	50,626	50,626	0.96	2.66	2.25	51,446
2035	8.13	7.28	30.3	107	0.18	0.34	41.7	42.1	0.32	10.0	10.4	—	49,716	49,716	0.94	2.66	1.53	50,535
2036	8.05	7.21	28.3	103	0.18	0.33	41.7	42.1	0.31	10.0	10.3	—	48,904	48,904	0.94	2.51	1.32	49,676
2037	7.80	7.01	27.8	98.7	0.18	0.31	41.7	42.1	0.30	10.0	10.3	—	48,159	48,159	0.88	2.51	1.12	48,929
2038	7.61	6.81	27.1	95.6	0.18	0.31	41.7	42.1	0.30	10.0	10.3	—	47,532	47,532	0.87	2.35	0.96	48,255
2039	7.40	6.62	26.7	92.7	0.18	0.30	41.7	42.0	0.29	10.0	10.3	—	46,940	46,940	0.87	2.35	0.81	47,663
2040	1.14	126	5.30	15.4	0.01	0.11	7.15	7.16	0.10	1.68	1.68	—	6,059	6,059	0.06	0.04	0.10	6,071
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.35	1.92	18.8	17.1	0.03	0.74	5.05	5.79	0.68	1.98	2.67	—	4,004	4,004	0.18	0.20	1.35	4,070
2026	2.66	2.24	19.8	20.7	0.04	0.82	8.49	9.31	0.76	3.72	4.48	—	4,678	4,678	0.19	0.04	0.28	4,696
2027	6.64	5.52	26.4	78.6	0.09	0.52	19.9	20.4	0.48	5.21	5.69	—	26,218	26,218	0.69	1.77	30.1	26,794
2028	9.38	7.67	30.4	115	0.13	0.33	29.6	29.9	0.31	7.11	7.42	—	41,269	41,269	0.91	3.06	47.8	42,250
2029	8.22	7.31	28.5	108	0.13	0.31	29.5	29.8	0.29	7.09	7.39	—	40,345	40,345	0.89	3.04	43.5	41,316
2030	7.83	7.03	26.8	102	0.13	0.30	29.5	29.8	0.28	7.09	7.38	—	39,530	39,530	0.85	2.92	39.4	40,462
2031	7.59	6.00	25.9	96.3	0.13	0.29	29.5	29.8	0.27	7.09	7.37	—	38,711	38,711	0.84	2.92	35.8	39,639
2032	7.32	5.74	24.3	91.6	0.13	0.27	29.6	29.9	0.26	7.11	7.37	—	38,038	38,038	0.84	2.82	32.6	38,932
2033	7.07	5.54	23.6	87.3	0.13	0.26	29.5	29.8	0.25	7.09	7.34	—	37,184	37,184	0.80	2.01	29.5	37,833
2034	5.93	5.31	22.1	82.5	0.13	0.25	29.5	29.8	0.24	7.09	7.33	—	36,479	36,479	0.69	1.90	26.8	37,090
2035	5.83	5.21	21.5	79.4	0.13	0.24	29.5	29.8	0.23	7.09	7.32	—	35,826	35,826	0.67	1.90	18.2	36,428
2036	5.75	5.13	20.3	76.5	0.13	0.23	29.6	29.8	0.22	7.11	7.34	—	35,338	35,338	0.68	1.80	15.7	35,906
2037	5.58	4.97	19.8	73.3	0.13	0.22	29.5	29.7	0.22	7.09	7.31	—	34,707	34,707	0.63	1.79	13.4	35,270
2038	5.44	4.83	19.3	71.2	0.13	0.22	29.5	29.7	0.21	7.09	7.30	—	34,258	34,258	0.62	1.68	11.4	34,785
2039	1.94	1.71	8.53	26.4	0.05	0.12	9.23	9.36	0.11	2.22	2.33	—	11,301	11,301	0.22	0.53	3.00	11,466
2040	0.75	76.1	1.57	10.9	< 0.005	0.01	4.29	4.30	0.01	1.00	1.02	—	3,891	3,891	0.04	0.02	1.05	3,900
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	0.43	0.35	3.44	3.12	0.01	0.14	0.92	1.06	0.12	0.36	0.49	—	663	663	0.03	0.03	0.22	674
2026	0.49	0.41	3.62	3.78	0.01	0.15	1.55	1.70	0.14	0.68	0.82	—	774	774	0.03	0.01	0.05	777
2027	1.21	1.01	4.81	14.3	0.02	0.09	3.62	3.72	0.09	0.95	1.04	—	4,341	4,341	0.11	0.29	4.98	4,436
2028	1.71	1.40	5.55	21.0	0.02	0.06	5.40	5.46	0.06	1.30	1.35	—	6,833	6,833	0.15	0.51	7.91	6,995
2029	1.50	1.33	5.20	19.7	0.02	0.06	5.39	5.44	0.05	1.29	1.35	—	6,680	6,680	0.15	0.50	7.20	6,840
2030	1.43	1.28	4.89	18.6	0.02	0.05	5.39	5.44	0.05	1.29	1.35	—	6,545	6,545	0.14	0.48	6.53	6,699
2031	1.38	1.09	4.72	17.6	0.02	0.05	5.39	5.44	0.05	1.29	1.34	—	6,409	6,409	0.14	0.48	5.94	6,563
2032	1.34	1.05	4.43	16.7	0.02	0.05	5.40	5.45	0.05	1.30	1.35	—	6,298	6,298	0.14	0.47	5.39	6,446
2033	1.29	1.01	4.30	15.9	0.02	0.05	5.39	5.43	0.04	1.29	1.34	—	6,156	6,156	0.13	0.33	4.88	6,264
2034	1.08	0.97	4.04	15.0	0.02	0.05	5.39	5.43	0.04	1.29	1.34	—	6,040	6,040	0.11	0.32	4.44	6,141
2035	1.06	0.95	3.93	14.5	0.02	0.04	5.39	5.43	0.04	1.29	1.34	—	5,931	5,931	0.11	0.32	3.01	6,031
2036	1.05	0.94	3.70	14.0	0.02	0.04	5.40	5.44	0.04	1.30	1.34	—	5,851	5,851	0.11	0.30	2.60	5,945
2037	1.02	0.91	3.61	13.4	0.02	0.04	5.39	5.43	0.04	1.29	1.33	—	5,746	5,746	0.10	0.30	2.21	5,839
2038	0.99	0.88	3.53	13.0	0.02	0.04	5.39	5.43	0.04	1.29	1.33	—	5,672	5,672	0.10	0.28	1.88	5,759
2039	0.35	0.31	1.56	4.82	0.01	0.02	1.69	1.71	0.02	0.40	0.43	—	1,871	1,871	0.04	0.09	0.50	1,898
2040	0.14	0.13	0.29	1.99	< 0.005	< 0.005	0.78	0.79	< 0.005	0.18	0.19	—	644	644	0.01	< 0.005	0.17	646

2.3. Construction Emissions by Year, Mitigated

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	3.09	2.49	24.7	21.9	0.05	0.94	2.35	3.30	0.87	0.44	1.31	—	5,656	5,656	0.26	0.35	5.46	5,773
2026	3.71	3.12	27.3	28.9	0.06	1.12	2.65	3.78	1.03	1.01	2.04	—	6,870	6,870	0.28	0.06	0.92	6,896
2027	13.6	11.4	41.8	188	0.18	1.04	41.7	42.2	0.96	10.0	10.5	—	60,115	60,115	2.54	4.27	169	61,618
2028	13.2	10.8	40.2	178	0.18	0.46	41.7	42.2	0.43	10.0	10.5	—	58,966	58,966	1.21	4.25	155	60,417
2029	12.8	10.4	37.6	167	0.18	0.43	41.7	42.2	0.41	10.0	10.4	—	57,805	57,805	1.19	4.25	141	59,243

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

2030	11.1	10.0	35.3	158	0.18	0.42	41.7	42.2	0.40	10.0	10.4	—	56,640	56,640	1.19	4.09	128	58,018
2031	10.7	8.47	34.1	149	0.18	0.40	41.7	42.1	0.38	10.0	10.4	—	55,471	55,471	1.12	2.98	116	56,503
2032	10.3	8.15	32.0	141	0.18	0.38	41.7	42.1	0.36	10.0	10.4	—	54,366	54,366	1.12	2.82	105	55,340
2033	10.0	7.89	31.0	134	0.18	0.36	41.7	42.1	0.34	10.0	10.4	—	53,296	53,296	1.12	2.82	95.6	54,260
2034	8.44	7.57	29.0	128	0.18	0.35	41.7	42.1	0.33	10.0	10.4	—	52,295	52,295	0.96	2.66	86.6	53,199
2035	8.24	7.38	28.2	122	0.18	0.34	41.7	42.1	0.32	10.0	10.4	—	51,366	51,366	0.88	2.66	59.2	52,241
2036	8.08	7.24	27.4	117	0.18	0.33	41.7	42.1	0.31	10.0	10.3	—	50,536	50,536	0.88	2.51	50.9	51,356
2037	7.83	6.97	26.9	113	0.18	0.31	41.7	42.1	0.30	10.0	10.3	—	49,777	49,777	0.88	2.51	43.3	50,589
2038	7.62	6.78	26.4	110	0.18	0.31	41.7	42.1	0.30	10.0	10.3	—	49,140	49,140	0.87	2.35	36.9	49,899
2039	7.43	6.65	24.7	107	0.18	0.30	41.7	42.0	0.29	10.0	10.3	—	48,537	48,537	0.87	2.35	31.2	49,290
2040	1.15	126	1.39	18.1	< 0.005	< 0.005	7.15	7.16	< 0.005	1.68	1.68	—	6,379	6,379	0.04	0.04	4.02	6,395
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.38	31.7	31.2	0.05	1.37	5.34	6.71	1.26	2.68	3.94	—	5,646	5,646	0.26	0.35	0.14	5,758
2026	3.81	3.21	29.2	29.8	0.06	1.24	5.34	6.58	1.14	2.68	3.82	—	6,855	6,855	0.28	0.06	0.02	6,881
2027	13.5	11.2	45.1	163	0.18	1.04	41.7	42.2	0.96	10.0	10.5	—	58,237	58,237	1.49	4.27	4.38	59,550
2028	13.1	10.7	42.4	155	0.18	0.46	41.7	42.2	0.43	10.0	10.5	—	57,126	57,126	1.27	4.27	4.00	58,433
2029	11.6	10.3	39.8	145	0.18	0.43	41.7	42.2	0.41	10.0	10.4	—	56,001	56,001	1.25	4.27	3.65	57,307
2030	11.0	9.88	37.5	137	0.18	0.42	41.7	42.2	0.40	10.0	10.4	—	54,868	54,868	1.19	4.09	3.32	56,121
2031	10.5	8.38	36.3	130	0.18	0.40	41.7	42.1	0.38	10.0	10.4	—	53,730	53,730	1.18	4.09	3.01	54,983
2032	10.2	8.06	34.0	123	0.18	0.38	41.7	42.1	0.36	10.0	10.4	—	52,651	52,651	1.18	2.82	2.73	53,523
2033	9.88	7.74	31.9	117	0.18	0.36	41.7	42.1	0.34	10.0	10.4	—	51,606	51,606	1.12	2.82	2.48	52,477
2034	8.35	7.48	31.0	111	0.18	0.35	41.7	42.1	0.33	10.0	10.4	—	50,626	50,626	0.96	2.66	2.25	51,446
2035	8.13	7.28	30.3	107	0.18	0.34	41.7	42.1	0.32	10.0	10.4	—	49,716	49,716	0.94	2.66	1.53	50,535
2036	8.05	7.21	28.3	103	0.18	0.33	41.7	42.1	0.31	10.0	10.3	—	48,904	48,904	0.94	2.51	1.32	49,676
2037	7.80	7.01	27.8	98.7	0.18	0.31	41.7	42.1	0.30	10.0	10.3	—	48,159	48,159	0.88	2.51	1.12	48,929
2038	7.61	6.81	27.1	95.6	0.18	0.31	41.7	42.1	0.30	10.0	10.3	—	47,532	47,532	0.87	2.35	0.96	48,255

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

2039	7.40	6.62	26.7	92.7	0.18	0.30	41.7	42.0	0.29	10.0	10.3	—	46,940	46,940	0.87	2.35	0.81	47,663
2040	1.14	126	5.30	15.4	0.01	0.11	7.15	7.16	0.10	1.68	1.68	—	6,059	6,059	0.06	0.04	0.10	6,071
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.35	1.92	18.8	17.1	0.03	0.74	2.16	2.90	0.68	0.68	1.36	—	4,004	4,004	0.18	0.20	1.35	4,070
2026	2.66	2.24	19.8	20.7	0.04	0.82	2.34	3.16	0.76	1.00	1.75	—	4,678	4,678	0.19	0.04	0.28	4,696
2027	6.64	5.52	26.4	78.6	0.09	0.52	17.8	18.3	0.48	4.39	4.87	—	26,218	26,218	0.69	1.77	30.1	26,794
2028	9.38	7.67	30.4	115	0.13	0.33	29.6	29.9	0.31	7.11	7.42	—	41,269	41,269	0.91	3.06	47.8	42,250
2029	8.22	7.31	28.5	108	0.13	0.31	29.5	29.8	0.29	7.09	7.39	—	40,345	40,345	0.89	3.04	43.5	41,316
2030	7.83	7.03	26.8	102	0.13	0.30	29.5	29.8	0.28	7.09	7.38	—	39,530	39,530	0.85	2.92	39.4	40,462
2031	7.59	6.00	25.9	96.3	0.13	0.29	29.5	29.8	0.27	7.09	7.37	—	38,711	38,711	0.84	2.92	35.8	39,639
2032	7.32	5.74	24.3	91.6	0.13	0.27	29.6	29.9	0.26	7.11	7.37	—	38,038	38,038	0.84	2.82	32.6	38,932
2033	7.07	5.54	23.6	87.3	0.13	0.26	29.5	29.8	0.25	7.09	7.34	—	37,184	37,184	0.80	2.01	29.5	37,833
2034	5.93	5.31	22.1	82.5	0.13	0.25	29.5	29.8	0.24	7.09	7.33	—	36,479	36,479	0.69	1.90	26.8	37,090
2035	5.83	5.21	21.5	79.4	0.13	0.24	29.5	29.8	0.23	7.09	7.32	—	35,826	35,826	0.67	1.90	18.2	36,428
2036	5.75	5.13	20.3	76.5	0.13	0.23	29.6	29.8	0.22	7.11	7.34	—	35,338	35,338	0.68	1.80	15.7	35,906
2037	5.58	4.97	19.8	73.3	0.13	0.22	29.5	29.7	0.22	7.09	7.31	—	34,707	34,707	0.63	1.79	13.4	35,270
2038	5.44	4.83	19.3	71.2	0.13	0.22	29.5	29.7	0.21	7.09	7.30	—	34,258	34,258	0.62	1.68	11.4	34,785
2039	1.94	1.71	8.53	26.4	0.05	0.12	9.23	9.36	0.11	2.22	2.33	—	11,301	11,301	0.22	0.53	3.00	11,466
2040	0.75	76.1	1.57	10.9	< 0.005	0.01	4.29	4.30	0.01	1.00	1.02	—	3,891	3,891	0.04	0.02	1.05	3,900
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.43	0.35	3.44	3.12	0.01	0.14	0.39	0.53	0.12	0.12	0.25	—	663	663	0.03	0.03	0.22	674
2026	0.49	0.41	3.62	3.78	0.01	0.15	0.43	0.58	0.14	0.18	0.32	—	774	774	0.03	0.01	0.05	777
2027	1.21	1.01	4.81	14.3	0.02	0.09	3.25	3.34	0.09	0.80	0.89	—	4,341	4,341	0.11	0.29	4.98	4,436
2028	1.71	1.40	5.55	21.0	0.02	0.06	5.40	5.46	0.06	1.30	1.35	—	6,833	6,833	0.15	0.51	7.91	6,995
2029	1.50	1.33	5.20	19.7	0.02	0.06	5.39	5.44	0.05	1.29	1.35	—	6,680	6,680	0.15	0.50	7.20	6,840
2030	1.43	1.28	4.89	18.6	0.02	0.05	5.39	5.44	0.05	1.29	1.35	—	6,545	6,545	0.14	0.48	6.53	6,699
2031	1.38	1.09	4.72	17.6	0.02	0.05	5.39	5.44	0.05	1.29	1.34	—	6,409	6,409	0.14	0.48	5.94	6,563

2032	1.34	1.05	4.43	16.7	0.02	0.05	5.40	5.45	0.05	1.30	1.35	—	6,298	6,298	0.14	0.47	5.39	6,446
2033	1.29	1.01	4.30	15.9	0.02	0.05	5.39	5.43	0.04	1.29	1.34	—	6,156	6,156	0.13	0.33	4.88	6,264
2034	1.08	0.97	4.04	15.0	0.02	0.05	5.39	5.43	0.04	1.29	1.34	—	6,040	6,040	0.11	0.32	4.44	6,141
2035	1.06	0.95	3.93	14.5	0.02	0.04	5.39	5.43	0.04	1.29	1.34	—	5,931	5,931	0.11	0.32	3.01	6,031
2036	1.05	0.94	3.70	14.0	0.02	0.04	5.40	5.44	0.04	1.30	1.34	—	5,851	5,851	0.11	0.30	2.60	5,945
2037	1.02	0.91	3.61	13.4	0.02	0.04	5.39	5.43	0.04	1.29	1.33	—	5,746	5,746	0.10	0.30	2.21	5,839
2038	0.99	0.88	3.53	13.0	0.02	0.04	5.39	5.43	0.04	1.29	1.33	—	5,672	5,672	0.10	0.28	1.88	5,759
2039	0.35	0.31	1.56	4.82	0.01	0.02	1.69	1.71	0.02	0.40	0.43	—	1,871	1,871	0.04	0.09	0.50	1,898
2040	0.14	13.9	0.29	1.99	< 0.005	< 0.005	0.78	0.79	< 0.005	0.18	0.19	—	644	644	0.01	< 0.005	0.17	646

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.	148	247	130	1,243	3.14	6.31	301	308	6.17	76.5	82.7	4,095	430,797	434,892	429	12.5	874	450,227	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	114	216	134	899	3.01	6.04	301	307	5.97	76.5	82.5	4,095	418,363	422,458	430	13.0	725	437,782	
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	132	234	100	1,086	2.82	3.34	298	301	3.22	75.7	79.0	4,095	376,818	380,914	429	12.9	787	396,263	
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	24.1	42.8	18.3	198	0.51	0.61	54.4	55.0	0.59	13.8	14.4	678	62,387	63,065	71.0	2.14	130	65,606	

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	108	97.2	65.8	951	2.73	1.11	301	302	1.04	76.5	77.5	—	278,847	278,847	9.65	9.64	153	282,113
Area	37.9	149	40.6	275	0.26	3.36	—	3.36	3.29	—	3.29	0.00	49,421	49,421	0.95	0.10	—	49,475
Energy	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	1.83	—	1.83	—	97,871	97,871	6.83	0.57	—	98,213
Water	—	—	—	—	—	—	—	—	—	—	—	888	4,657	5,545	91.3	2.20	—	8,483
Waste	—	—	—	—	—	—	—	—	—	—	—	3,207	0.00	3,207	321	0.00	—	11,222
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	721	721
Total	148	247	130	1,243	3.14	6.31	301	308	6.17	76.5	82.7	4,095	430,797	434,892	429	12.5	874	450,227
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	107	97.0	71.8	866	2.62	1.11	301	302	1.04	76.5	77.5	—	267,265	267,265	9.90	10.1	3.96	270,523
Area	4.48	118	38.3	16.3	0.24	3.09	—	3.09	3.09	—	3.09	0.00	48,570	48,570	0.91	0.09	—	48,620
Energy	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	1.83	—	1.83	—	97,871	97,871	6.83	0.57	—	98,213
Water	—	—	—	—	—	—	—	—	—	—	—	888	4,657	5,545	91.3	2.20	—	8,483
Waste	—	—	—	—	—	—	—	—	—	—	—	3,207	0.00	3,207	321	0.00	—	11,222
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	721	721
Total	114	216	134	899	3.01	6.04	301	307	5.97	76.5	82.5	4,095	418,363	422,458	430	13.0	725	437,782
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	106	96.0	72.3	891	2.65	1.11	298	299	1.04	75.7	76.8	—	270,380	270,380	9.86	10.1	66.0	273,708
Area	23.2	137	4.19	178	0.03	0.39	—	0.39	0.35	—	0.35	0.00	3,910	3,910	0.09	0.01	—	3,916
Energy	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	1.83	—	1.83	—	97,871	97,871	6.83	0.57	—	98,213
Water	—	—	—	—	—	—	—	—	—	—	—	888	4,657	5,545	91.3	2.20	—	8,483

Area	4.48	118	38.3	16.3	0.24	3.09	—	3.09	—	3.09	—	0.00	48,570	48,570	0.91	0.09	—	48,620
Energy	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	—	1.83	—	—	97,871	97,871	6.83	0.57	—	98,213
Water	—	—	—	—	—	—	—	—	—	—	—	888	4,657	5,545	91.3	2.20	—	8,483
Waste	—	—	—	—	—	—	—	—	—	—	—	3,207	0.00	3,207	321	0.00	—	11,222
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	721	721
Total	114	216	134	899	3.01	6.04	301	307	76.5	82.5	4,095	418,363	422,458	430	13.0	725	437,782	
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	106	96.0	72.3	891	2.65	1.11	298	299	75.7	76.8	—	270,380	270,380	9.86	10.1	66.0	273,708	
Area	23.2	137	4.19	178	0.03	0.39	—	0.39	—	0.35	0.00	3,910	3,910	0.09	0.01	—	3,916	
Energy	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	—	1.83	—	—	97,871	97,871	6.83	0.57	—	98,213
Water	—	—	—	—	—	—	—	—	—	—	888	4,657	5,545	91.3	2.20	—	8,483	
Waste	—	—	—	—	—	—	—	—	—	—	3,207	0.00	3,207	321	0.00	—	11,222	
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	721	721
Total	132	234	100	1,086	2.82	3.34	298	301	75.7	79.0	4,095	376,818	380,914	429	12.9	787	396,263	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	19.4	17.5	13.2	163	0.48	0.20	54.4	54.6	13.8	14.0	—	44,764	44,764	1.63	1.68	10.9	45,316	
Area	4.23	25.0	0.76	32.5	< 0.005	0.07	—	0.07	—	0.06	0.00	647	647	0.01	< 0.005	—	648	
Energy	0.48	0.24	4.32	3.08	0.03	0.33	—	0.33	—	0.33	—	16,204	16,204	1.13	0.09	—	16,260	
Water	—	—	—	—	—	—	—	—	—	—	147	771	918	15.1	0.36	—	1,405	
Waste	—	—	—	—	—	—	—	—	—	—	531	0.00	531	53.1	0.00	—	1,858	
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	119	119
Total	24.1	42.8	18.3	198	0.51	0.61	54.4	55.0	13.8	14.4	678	62,387	63,065	71.0	2.14	130	65,606	

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3.425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	2.52	—	2.52	—	0.38	0.38	—	—	—	—	—	—	—
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	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3.425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	2.52	—	2.52	—	0.38	0.38	—	—	—	—	—	—	—
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	1.57	1.31	12.2	10.9	0.02	0.50	—	0.50	0.46	—	0.46	—	1,877	1,877	0.08	0.02	—	1,883
Demolition	—	—	—	—	—	1.38	—	1.38	—	0.21	0.21	—	—	—	—	—	—	—
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	0.29	0.24	2.22	1.99	< 0.005	0.09	—	0.09	0.08	—	0.08	—	311	311	0.01	< 0.005	—	312
Demolition	—	—	—	—	—	0.25	—	0.25	—	0.04	0.04	—	—	—	—	—	—	—

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	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	2.39	2.39	2.39	—	0.95	0.95	—	—	—	—	—	—	—
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	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement:	—	—	—	—	—	2.39	2.39	2.39	—	0.95	0.95	—	—	—	—	—	—	—
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	1.98	1.67	14.9	15.1	0.03	0.61	—	0.61	0.57	—	0.57	—	3,616	3,616	0.15	0.03	—	3,628
Dust From Material Movement:	—	—	—	—	—	1.31	1.31	1.31	—	0.52	0.52	—	—	—	—	—	—	—
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

3.9. Grading (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e	
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6.598	6,598	0.27	0.05	—	6,621	
Dust From Material Movement:	—	—	—	—	—	9.20	—	9.20	—	3.65	3.65	—	—	—	—	—	—	—	
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	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6.598	6,598	0.27	0.05	—	6,621	
Dust From Material Movement:	—	—	—	—	—	9.20	—	9.20	—	3.65	3.65	—	—	—	—	—	—	—	
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	1.06	0.89	7.76	8.28	0.02	0.32	—	0.32	0.29	—	0.29	—	2,001	2,001	0.08	0.02	—	2,008	
Dust From Material Movement:	—	—	—	—	—	2.79	—	2.79	—	1.11	1.11	—	—	—	—	—	—	—	

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	0.71	6.39	9.26	0.02	0.22	0.20	—	0.20	—	1,717	1,717	0.07	0.01	—	1,723
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	0.04	—	0.04	—	284	284	0.01	< 0.005	—	285
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	10.6	9.35	9.32	154	0.00	35.8	0.00	8.38	8.38	—	35,716	35,716	0.36	1.30	102	36,214
Vendor	1.40	0.50	21.9	10.6	0.16	6.13	0.16	1.65	1.81	—	20,852	20,852	0.75	2.93	52.8	21,798
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	10.6	9.29	10.6	131	0.00	35.8	0.00	8.38	8.38	—	33,863	33,863	0.42	1.30	2.63	34,263
Vendor	1.37	0.46	22.9	10.7	0.16	6.13	0.16	1.65	1.81	—	20,865	20,865	0.75	2.95	1.37	21,764
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.54	6.61	7.56	98.3	0.00	25.4	0.00	5.94	5.94	—	24,613	24,613	0.30	0.93	31.6	24,928
Vendor	0.99	0.34	16.5	7.55	0.11	4.24	0.11	1.17	1.29	—	14,939	14,939	0.54	2.11	16.2	15,598

Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	0.04	0.04	0.04	—	0.04	—	284	284	284	0.01	< 0.005	—	285
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	10.6	9.35	9.32	154	0.00	0.00	0.00	8.38	8.38	—	8.38	—	35,716	35,716	35,716	0.36	1.30	102	36,214
Vendor	1.40	0.50	21.9	10.6	0.16	0.16	0.16	1.65	1.81	—	1.81	—	20,852	20,852	20,852	0.75	2.93	52.8	21,798
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	10.6	9.29	10.6	131	0.00	0.00	0.00	8.38	8.38	—	8.38	—	33,863	33,863	33,863	0.42	1.30	2.63	34,263
Vendor	1.37	0.46	22.9	10.7	0.16	0.16	0.16	1.65	1.81	—	1.81	—	20,865	20,865	20,865	0.75	2.95	1.37	21,764
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	7.54	6.61	7.56	98.3	0.00	0.00	0.00	5.94	5.94	—	5.94	—	24,613	24,613	24,613	0.30	0.93	31.6	24,928
Vendor	0.99	0.34	16.5	7.55	0.11	0.11	0.11	1.17	1.29	—	1.29	—	14,939	14,939	14,939	0.54	2.11	16.2	15,598
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	1.38	1.21	1.38	17.9	0.00	0.00	0.00	1.08	1.08	—	1.08	—	4,075	4,075	4,075	0.05	0.15	5.22	4,127
Vendor	0.18	0.06	3.01	1.38	0.02	0.02	0.02	0.21	0.23	—	0.23	—	2,473	2,473	2,473	0.09	0.35	2.69	2,582
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

3.15. Building Construction (2029) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2.397	2.397	0.10	0.02	—	2.405
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.82	0.69	6.13	9.22	0.02	0.20	—	0.20	0.18	—	0.18	—	1,712	1,712	0.07	0.01	—	1,718
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.12	1.68	< 0.005	0.04	—	0.04	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	10.3	8.99	8.14	144	0.00	0.00	35.8	35.8	0.00	8.38	8.38	—	35,108	35,108	0.36	1.30	91.1	35,595
Vendor	1.40	0.48	20.9	10.1	0.16	0.16	5.97	6.13	0.16	1.65	1.81	—	20,300	20,300	0.73	2.93	49.6	21,243
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	9.05	8.87	9.38	122	0.00	0.00	35.8	35.8	0.00	8.38	8.38	—	33,291	33,291	0.42	1.30	2.36	33,690
Vendor	1.35	0.45	21.8	10.3	0.16	0.16	5.97	6.13	0.16	1.65	1.81	—	20,313	20,313	0.73	2.95	1.29	21,212
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	6.42	6.29	6.70	91.6	0.00	0.00	25.3	25.3	0.00	5.92	5.92	—	24,129	24,129	0.30	0.93	28.2	24,441
Vendor	0.98	0.33	15.7	7.26	0.11	0.11	4.23	4.34	0.11	1.17	1.28	—	14,504	14,504	0.52	2.10	15.3	15,157

Off-Road Equipment	0.15	0.12	1.09	1.68	< 0.005	0.03	0.03	0.03	0.03	0.03	0.03	—	283	283	283	0.01	< 0.005	—	284
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	8.81	8.63	6.97	136	0.00	0.00	0.00	8.38	8.38	8.38	8.38	—	34,539	34,539	34,539	0.36	1.30	81.1	35,015
Vendor	1.21	0.46	20.0	9.70	0.16	0.16	0.16	1.65	1.81	1.81	1.81	—	19,705	19,705	19,705	0.73	2.78	46.9	20,598
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	8.69	8.51	8.21	114	0.00	0.00	0.00	8.38	8.38	8.38	8.38	—	32,753	32,753	32,753	0.36	1.30	2.11	33,151
Vendor	1.20	0.43	20.9	9.93	0.16	0.16	0.16	1.65	1.81	1.81	1.81	—	19,718	19,718	19,718	0.73	2.78	1.21	20,565
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.16	6.03	5.86	86.0	0.00	0.00	0.00	5.92	5.92	5.92	5.92	—	23,739	23,739	23,739	0.26	0.93	25.0	24,046
Vendor	0.87	0.32	14.9	7.00	0.11	0.11	0.11	1.17	1.28	1.28	1.28	—	14,079	14,079	14,079	0.52	1.98	14.5	14,698
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.12	1.10	1.07	15.7	0.00	0.00	0.00	1.08	1.08	1.08	1.08	—	3,930	3,930	3,930	0.04	0.15	4.13	3,981
Vendor	0.16	0.06	2.72	1.28	0.02	0.02	0.02	0.21	0.23	0.23	0.23	—	2,331	2,331	2,331	0.09	0.33	2.39	2,433
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	0.00

3.18. Building Construction (2030) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
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	0.78	0.66	5.80	9.18	0.02	0.17	0.16	0.16	—	0.16	—	1,712	1,712	0.07	0.01	—	1,718
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	0.14	0.12	1.06	1.67	< 0.005	0.03	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
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	8.39	7.09	6.91	127	0.00	0.00	0.00	0.00	8.38	8.38	—	34,015	34,015	0.30	0.18	72.0	34,149
Vendor	1.21	0.46	19.1	9.35	0.16	0.16	0.16	1.81	1.65	1.81	—	19,059	19,059	0.72	2.78	44.2	19,949
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	8.27	7.03	8.14	108	0.00	0.00	0.00	0.00	8.38	8.38	—	32,261	32,261	0.36	1.30	1.87	32,658
Vendor	1.17	0.43	20.1	9.41	0.16	0.16	0.16	1.81	1.65	1.81	—	19,073	19,073	0.72	2.78	1.15	19,920
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	5.95	5.02	5.77	80.4	0.00	0.00	0.00	5.92	5.92	5.92	—	23,381	23,381	0.26	0.93	22.2	23,686
Vendor	0.86	0.32	14.3	6.76	0.11	0.11	0.11	1.28	1.17	1.28	—	13,618	13,618	0.51	1.98	13.6	14,235

Off-Road Equipment	0.14	0.12	1.06	1.67	< 0.005	0.03	0.03	0.03	0.03	0.03	—	283	283	0.01	< 0.005	—	284
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	8.39	7.09	6.91	127	0.00	0.00	0.00	8.38	8.38	8.38	—	34,015	34,015	0.30	0.18	72.0	34,149
Vendor	1.21	0.46	19.1	9.35	0.16	0.16	0.16	1.65	1.81	1.81	—	19,059	19,059	0.72	2.78	44.2	19,949
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	8.27	7.03	8.14	108	0.00	0.00	0.00	8.38	8.38	8.38	—	32,261	32,261	0.36	1.30	1.87	32,658
Vendor	1.17	0.43	20.1	9.41	0.16	0.16	0.16	1.65	1.81	1.81	—	19,073	19,073	0.72	2.78	1.15	19,920
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	5.95	5.02	5.77	80.4	0.00	0.00	0.00	5.92	5.92	5.92	—	23,381	23,381	0.26	0.93	22.2	23,686
Vendor	0.86	0.32	14.3	6.76	0.11	0.11	0.11	1.17	1.28	1.28	—	13,618	13,618	0.51	1.98	13.6	14,235
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	1.09	0.92	1.05	14.7	0.00	0.00	0.00	1.08	1.08	1.08	—	3,871	3,871	0.04	0.15	3.68	3,922
Vendor	0.16	0.06	2.61	1.23	0.02	0.02	0.02	0.21	0.23	0.23	—	2,255	2,255	0.08	0.33	2.25	2,357
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

3.21. Building Construction (2032) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
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	0.77	0.64	5.64	9.16	0.02	0.16	—	0.16	0.15	—	0.15	—	1,717	1,717	0.07	0.01	—	1,723
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	0.14	0.12	1.03	1.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	284	284	0.01	< 0.005	—	285
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	8.02	6.79	5.73	119	0.00	35.8	35.8	35.8	0.00	8.38	8.38	—	33,555	33,555	0.30	0.18	63.5	33,680
Vendor	1.20	0.46	18.4	8.99	0.16	6.13	5.97	6.13	0.16	1.65	1.81	—	18,414	18,414	0.72	2.62	41.8	19,255
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	7.96	6.73	6.97	101	0.00	35.8	35.8	35.8	0.00	8.38	8.38	—	31,826	31,826	0.36	0.18	1.64	31,890
Vendor	1.17	0.43	19.2	9.22	0.16	6.13	5.97	6.13	0.16	1.65	1.81	—	18,428	18,428	0.72	2.62	1.08	19,228
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	5.70	4.77	4.95	75.9	0.00	25.4	25.4	25.4	0.00	5.94	5.94	—	23,128	23,128	0.26	0.93	19.7	23,431
Vendor	0.85	0.32	13.7	6.53	0.11	4.24	4.24	4.35	0.11	1.17	1.29	—	13,193	13,193	0.51	1.88	12.9	13,778

Off-Road Equipment	0.14	0.11	1.00	1.67	< 0.005	0.03	—	0.03	—	0.02	—	—	283	283	283	0.01	< 0.005	—	284
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	7.78	6.55	5.67	113	0.00	0.00	35.8	35.8	35.8	8.38	8.38	—	33,110	33,110	33,110	0.30	0.18	55.9	33,227
Vendor	1.20	0.46	17.6	8.66	0.16	0.16	6.13	5.97	5.97	1.81	1.65	—	17,789	17,789	17,789	0.72	2.62	39.7	18,628
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.66	6.43	5.79	95.6	0.00	0.00	35.8	35.8	35.8	8.38	8.38	—	31,406	31,406	31,406	0.30	0.18	1.45	31,469
Vendor	1.17	0.43	18.4	8.88	0.16	0.16	6.13	5.97	5.97	1.81	1.65	—	17,804	17,804	17,804	0.72	2.62	1.03	18,603
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.47	4.59	4.93	71.9	0.00	0.00	25.3	25.3	25.3	5.92	5.92	—	22,761	22,761	22,761	0.22	0.13	17.2	22,822
Vendor	0.84	0.32	13.1	6.25	0.11	0.11	4.34	4.23	4.23	1.28	1.17	—	12,711	12,711	12,711	0.51	1.87	12.2	13,294
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.00	0.84	0.90	13.1	0.00	0.00	4.61	4.61	4.61	1.08	1.08	—	3,768	3,768	3,768	0.04	0.02	2.85	3,778
Vendor	0.15	0.06	2.40	1.14	0.02	0.02	0.77	0.77	0.77	0.23	0.21	—	2,104	2,104	2,104	0.08	0.31	2.03	2,201
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	0.00

3.24. Building Construction (2033) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	0.18	—	2,397	2,397	0.10	0.02	—	2,405
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	0.74	0.62	5.37	9.12	0.02	0.14	—	0.14	0.13	—	0.13	—	1,712	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	6.36	6.24	4.49	107	0.00	0.00	35.8	35.8	0.00	8.38	8.38	—	32,721	32,721	0.30	0.18	48.7	32,831
Vendor	1.04	0.46	16.9	8.32	0.16	0.16	5.97	6.13	0.16	1.65	1.81	—	17,177	17,177	0.56	2.46	38.0	17,963
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	6.30	6.18	5.73	90.2	0.00	0.00	35.8	35.8	0.00	8.38	8.38	—	31,038	31,038	0.30	0.18	1.26	31,101
Vendor	1.01	0.43	17.7	8.54	0.16	0.16	5.97	6.13	0.16	1.65	1.81	—	17,191	17,191	0.56	2.46	0.99	17,940
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	4.46	4.37	4.09	67.3	0.00	0.00	25.3	25.3	0.00	5.92	5.92	—	22,494	22,494	0.22	0.13	15.0	22,553
Vendor	0.73	0.32	12.6	6.02	0.11	0.11	4.23	4.34	0.11	1.17	1.28	—	12,273	12,273	0.40	1.76	11.7	12,820

Off-Road Equipment	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	—	0.02	—	283	283	283	0.01	< 0.005	—	284
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	6.36	6.24	4.49	107	0.00	0.00	35.8	35.8	35.8	8.38	8.38	32,721	32,721	32,721	0.30	0.18	48.7	32,831
Vendor	1.04	0.46	16.9	8.32	0.16	0.16	6.13	5.97	5.97	1.81	1.65	17,177	17,177	17,177	0.56	2.46	38.0	17,963
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.30	6.18	5.73	90.2	0.00	0.00	35.8	35.8	35.8	8.38	8.38	31,038	31,038	31,038	0.30	0.18	1.26	31,101
Vendor	1.01	0.43	17.7	8.54	0.16	0.16	6.13	5.97	5.97	1.81	1.65	17,191	17,191	17,191	0.56	2.46	0.99	17,940
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.46	4.37	4.09	67.3	0.00	0.00	25.3	25.3	25.3	5.92	5.92	22,494	22,494	22,494	0.22	0.13	15.0	22,553
Vendor	0.73	0.32	12.6	6.02	0.11	0.11	4.34	4.23	4.23	1.28	1.17	12,273	12,273	12,273	0.40	1.76	11.7	12,820
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.81	0.80	0.75	12.3	0.00	0.00	4.61	4.61	4.61	1.08	1.08	3,724	3,724	3,724	0.04	0.02	2.49	3,734
Vendor	0.13	0.06	2.31	1.10	0.02	0.02	0.79	0.77	0.77	0.23	0.21	2,032	2,032	2,032	0.07	0.29	1.94	2,122
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	0.00

3.27. Building Construction (2035) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	1.01	0.85	7.34	12.7	0.02	0.18	0.18	0.17	—	0.17	—	2,397	2,397	0.10	0.02	—	2,405
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	0.72	0.61	5.24	9.06	0.02	0.13	0.13	0.12	—	0.12	—	1,712	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.96	1.65	< 0.005	0.02	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	6.18	6.06	4.49	102	0.00	0.00	35.8	0.00	8.38	8.38	—	32,377	32,377	0.24	0.18	42.3	32,479
Vendor	1.04	0.46	16.4	8.13	0.16	6.13	5.97	0.16	1.65	1.81	—	16,592	16,592	0.54	2.46	16.9	17,357
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	6.12	6.00	5.73	86.1	0.00	0.00	35.8	0.00	8.38	8.38	—	30,712	30,712	0.30	0.18	1.10	30,775
Vendor	0.99	0.43	17.2	8.33	0.16	6.13	5.97	0.16	1.65	1.81	—	16,607	16,607	0.54	2.46	0.44	17,355
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	4.37	4.29	4.05	64.4	0.00	0.00	25.3	0.00	5.92	5.92	—	22,258	22,258	0.22	0.13	13.0	22,315
Vendor	0.73	0.32	12.2	5.89	0.11	4.34	4.23	0.11	1.17	1.28	—	11,856	11,856	0.39	1.76	5.21	12,395

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	0.98	0.82	6.99	12.5	0.02	0.16	—	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
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	0.70	0.58	4.99	8.93	0.02	0.11	—	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
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	0.13	0.11	0.91	1.63	< 0.005	0.02	—	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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	5.82	5.70	4.43	92.8	0.00	0.00	35.8	35.8	0.00	8.38	8.38	—	31,822	31,822	0.24	0.18	31.6	31,913
Vendor	1.03	0.45	15.5	7.79	0.16	0.16	5.97	6.13	0.16	1.65	1.81	—	15,558	15,558	0.54	2.31	11.7	16,271
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	5.82	5.76	4.49	78.2	0.00	0.00	35.8	35.8	0.00	8.38	8.38	—	30,188	30,188	0.24	0.18	0.82	30,249
Vendor	0.99	0.43	16.3	7.99	0.16	0.16	5.97	6.13	0.16	1.65	1.81	—	15,573	15,573	0.54	2.31	0.30	16,275
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	4.16	4.07	3.21	58.8	0.00	0.00	25.3	25.3	0.00	5.92	5.92	—	21,877	21,877	0.17	0.13	9.76	21,930
Vendor	0.72	0.31	11.6	5.63	0.11	0.11	4.23	4.34	0.11	1.17	1.28	—	11,118	11,118	0.39	1.65	3.61	11,622

Off-Road Equipment	0.13	0.11	0.91	1.63	< 0.005	0.02	—	0.02	—	0.02	—	283	0.01	< 0.005	—	284
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.82	5.70	4.43	92.8	0.00	0.00	8.38	8.38	—	8.38	—	31,822	0.24	0.18	31.6	31,913
Vendor	1.03	0.45	15.5	7.79	0.16	0.16	1.65	1.81	—	1.65	—	15,558	0.54	2.31	11.7	16,271
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.82	5.76	4.49	78.2	0.00	0.00	8.38	8.38	—	8.38	—	30,188	0.24	0.18	0.82	30,249
Vendor	0.99	0.43	16.3	7.99	0.16	0.16	1.65	1.81	—	1.65	—	15,573	0.54	2.31	0.30	16,275
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.16	4.07	3.21	58.8	0.00	0.00	5.92	5.92	—	5.92	—	21,877	0.17	0.13	9.76	21,930
Vendor	0.72	0.31	11.6	5.63	0.11	0.11	1.17	1.28	—	1.17	—	11,118	0.39	1.65	3.61	11,622
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.76	0.74	0.59	10.7	0.00	0.00	1.08	1.08	—	1.08	—	3,622	0.03	0.02	1.62	3,631
Vendor	0.13	0.06	2.12	1.03	0.02	0.02	0.21	0.23	—	0.21	—	1,841	0.06	0.27	0.60	1,924
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

3.33. Building Construction (2038) - 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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Off-Road Equipment	0.97	0.81	6.89	12.5	0.02	0.15	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	4.92	8.90	0.02	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.90	1.62	< 0.005	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.64	5.52	4.37	90.2	0.00	35.8	0.00	8.38	8.38	—	31,625	31,625	0.24	0.18	27.3	31,712
Vendor	1.01	0.45	15.1	7.46	0.16	6.13	0.16	1.65	1.81	—	15,119	15,119	0.53	2.15	9.61	15,782
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.64	5.58	4.49	75.5	0.00	35.8	0.00	8.38	8.38	—	30,001	30,001	0.24	0.18	0.71	30,062
Vendor	0.99	0.42	15.8	7.66	0.16	6.13	0.16	1.65	1.81	—	15,134	15,134	0.53	2.15	0.25	15,788
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.03	3.94	3.21	56.9	0.00	25.3	0.00	5.92	5.92	—	21,742	21,742	0.17	0.13	8.40	21,793
Vendor	0.72	0.31	11.2	5.39	0.11	4.23	0.11	1.17	1.28	—	10,804	10,804	0.38	1.54	2.97	11,274

Off-Road Equipment	0.04	0.03	0.27	0.50	< 0.005	0.01	—	0.01	—	0.01	—	87.8	87.8	87.8	< 0.005	< 0.005	—	88.1
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.46	5.40	3.26	87.6	0.00	0.00	35.8	0.00	8.38	8.38	8.38	31,414	31,414	31,414	0.24	0.18	23.5	31,497
Vendor	1.01	0.45	14.7	7.29	0.16	0.16	6.13	0.16	1.65	1.65	1.65	14,726	14,726	14,726	0.53	2.15	7.77	15,388
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.46	5.40	4.49	72.8	0.00	0.00	35.8	0.00	8.38	8.38	8.38	29,801	29,801	29,801	0.24	0.18	0.61	29,862
Vendor	0.98	0.42	15.4	7.49	0.16	0.16	6.13	0.16	1.65	1.65	1.65	14,742	14,742	14,742	0.53	2.15	0.20	15,396
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.21	1.18	0.98	17.0	0.00	0.00	7.83	0.00	1.83	1.83	1.83	6,686	6,686	6,686	0.05	0.04	2.23	6,701
Vendor	0.22	0.10	3.43	1.63	0.03	0.03	1.34	0.03	0.36	0.40	0.40	3,258	3,258	3,258	0.12	0.48	0.74	3,403
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.22	0.22	0.18	3.11	0.00	0.00	1.43	0.00	0.33	0.33	0.33	1,107	1,107	1,107	0.01	0.01	0.37	1,110
Vendor	0.04	0.02	0.63	0.30	0.01	0.01	0.25	0.01	0.07	0.07	0.07	539	539	539	0.02	0.08	0.12	563
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	0.00

3.36. Building Construction (2039) - Mitigated

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.02	0.02	0.02	0.00	0.00	0.01	0.01	—	18.4	18.4	< 0.005	0.01	18.4
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	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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	—	3.04	3.04	< 0.005	< 0.005	3.05
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	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	0.00	0.00

3.41. Architectural Coating (2040) - 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	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134	
Architectural Coatings	—	125	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134	
Architectural Coatings	—	125	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.31	0.16	2.83	2.37	0.02	0.21	—	0.21	—	0.21	—	3,372	3,372	0.30	0.01	—	3,382
Apartments Mid Rise	0.84	0.42	7.19	3.06	0.05	0.58	—	0.58	—	0.58	—	9,123	9,123	0.81	0.02	—	9,149
Total	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	—	1.83	—	28,789	28,789	2.55	0.05	—	28,868
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.11	0.06	1.00	0.84	0.01	0.08	—	0.08	—	0.08	—	1,196	1,196	0.11	< 0.005	—	1,200
Strip Mall	0.04	0.02	0.32	0.27	< 0.005	0.02	—	0.02	—	0.02	—	383	383	0.03	< 0.005	—	384
General Office Building	0.84	0.42	7.61	6.39	0.05	0.58	—	0.58	—	0.58	—	9,080	9,080	0.80	0.02	—	9,105
Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.31	0.16	2.83	2.37	0.02	0.21	—	0.21	—	0.21	—	3,372	3,372	0.30	0.01	—	3,382
Apartments Mid Rise	0.84	0.42	7.19	3.06	0.05	0.58	—	0.58	—	0.58	—	9,123	9,123	0.81	0.02	—	9,149
Total	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	—	1.83	—	28,789	28,789	2.55	0.05	—	28,868
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	—	0.01	—	198	198	0.02	< 0.005	—	199
Strip Mall	0.01	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	63.4	63.4	0.01	< 0.005	—	63.6
General Office Building	0.15	0.08	1.39	1.17	0.01	0.11	—	0.11	—	0.11	—	1,503	1,503	0.13	< 0.005	—	1,507
Government Office Building	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.1
Movie Theater (No Matinee)	0.04	0.02	0.38	0.32	< 0.005	0.03	—	0.03	—	0.03	—	415	415	0.04	< 0.005	—	416
High Turnover (Sit Down Restaurant)	0.05	0.02	0.45	0.38	< 0.005	0.03	—	0.03	—	0.03	—	490	490	0.04	< 0.005	—	491
Hotel	0.06	0.03	0.52	0.43	< 0.005	0.04	—	0.04	—	0.04	—	558	558	0.05	< 0.005	—	560
Apartments Mid Rise	0.15	0.08	1.31	0.56	0.01	0.11	—	0.11	—	0.11	—	1,510	1,510	0.13	< 0.005	—	1,515
Total	0.48	0.24	4.32	3.08	0.03	0.33	—	0.33	—	0.33	—	4,766	4,766	0.42	0.01	—	4,780

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.11	0.06	1.00	0.84	0.01	0.08	—	0.08	0.08	—	0.08	—	1,196	1,196	0.11	< 0.005	—	1,200
Strip Mall	0.04	0.02	0.32	0.27	< 0.005	0.02	—	0.02	0.02	—	0.02	—	383	383	0.03	< 0.005	—	384
General Office Building	0.84	0.42	7.61	6.39	0.05	0.58	—	0.58	0.58	—	0.58	—	9,080	9,080	0.80	0.02	—	9,105
Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.31	0.16	2.83	2.37	0.02	0.21	—	0.21	0.21	—	0.21	—	3,372	3,372	0.30	0.01	—	3,382
Apartments Mid Rise	0.84	0.42	7.19	3.06	0.05	0.58	—	0.58	0.58	—	0.58	—	9,123	9,123	0.81	0.02	—	9,149
Total	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	1.83	—	1.83	—	28,789	28,789	2.55	0.05	—	28,868
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Regional Shopping Center	0.11	0.06	1.00	0.84	0.01	0.08	—	0.08	—	0.08	—	1,196	1,196	0.11	< 0.005	—	1,200
Strip Mall	0.04	0.02	0.32	0.27	< 0.005	0.02	—	0.02	—	0.02	—	383	383	0.03	< 0.005	—	384
General Office Building	0.84	0.42	7.61	6.39	0.05	0.58	—	0.58	—	0.58	—	9,080	9,080	0.80	0.02	—	9,105
Government Office Building	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Movie Theater (No Matinee)	0.23	0.12	2.10	1.76	0.01	0.16	—	0.16	—	0.16	—	2,506	2,506	0.22	< 0.005	—	2,513
High Turnover (Sit Down Restaurant)	0.27	0.14	2.48	2.08	0.01	0.19	—	0.19	—	0.19	—	2,959	2,959	0.26	0.01	—	2,967
Hotel	0.31	0.16	2.83	2.37	0.02	0.21	—	0.21	—	0.21	—	3,372	3,372	0.30	0.01	—	3,382
Apartments Mid Rise	0.84	0.42	7.19	3.06	0.05	0.58	—	0.58	—	0.58	—	9,123	9,123	0.81	0.02	—	9,149
Total	2.65	1.33	23.7	16.9	0.14	1.83	—	1.83	—	1.83	—	28,789	28,789	2.55	0.05	—	28,868
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	—	0.01	—	198	198	0.02	< 0.005	—	199
Strip Mall	0.01	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	63.4	63.4	0.01	< 0.005	—	63.6
General Office Building	0.15	0.08	1.39	1.17	0.01	0.11	—	0.11	—	0.11	—	1,503	1,503	0.13	< 0.005	—	1,507
Government Office Building	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.1

Movie Theater (No Matinee)	0.04	0.02	0.38	0.32	< 0.005	0.03	0.03	0.03	0.03	—	0.03	—	415	415	0.04	< 0.005	—	416
High Turnover (Sit Down Restaurant)	0.05	0.02	0.45	0.38	< 0.005	0.03	0.03	0.03	0.03	—	0.03	—	490	490	0.04	< 0.005	—	491
Hotel	0.06	0.03	0.52	0.43	< 0.005	0.04	0.04	0.04	0.04	—	0.04	—	558	558	0.05	< 0.005	—	560
Apartments Mid Rise	0.15	0.08	1.31	0.56	0.01	0.11	0.11	0.11	0.11	—	0.11	—	1,510	1,510	0.13	< 0.005	—	1,515
Total	0.48	0.24	4.32	3.08	0.03	0.33	0.33	0.33	0.33	—	0.33	—	4,766	4,766	0.42	0.01	—	4,780

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	4.48	2.24	38.3	16.3	0.24	3.09	—	3.09	3.09	—	3.09	0.00	48,570	48,570	0.91	0.09	—	48,620
Consumer Products	—	108	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	7.51	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	33.4	31.1	2.29	259	0.01	0.26	—	0.26	0.20	—	0.20	—	852	852	0.04	0.01	—	855
Total	37.9	149	40.6	275	0.26	3.36	—	3.36	3.29	—	3.29	0.00	49,421	49,421	0.95	0.10	—	49,475

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	88.5	465	553	9.10	0.22	—	846	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	28.3	149	177	2.91	0.07	—	271	
General Office Building	—	—	—	—	—	—	—	—	—	—	—	381	1,983	2,364	39.2	0.94	—	3,624	
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	7.92	41.2	49.1	0.81	0.02	—	75.3	
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	141	730	871	14.5	0.35	—	1,336	
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	46.6	242	289	4.80	0.12	—	443	
Hotel	—	—	—	—	—	—	—	—	—	—	—	12.2	66.0	78.2	1.26	0.03	—	119	
Apartments (Mid Rise)	—	—	—	—	—	—	—	—	—	—	—	183	980	1,164	18.8	0.45	—	1,769	
Total	—	—	—	—	—	—	—	—	—	—	—	888	4,657	5,545	91.3	2.20	—	8,483	

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	353	0.00	353	35.3	0.00	—	1,234	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395	
General Office Building	—	—	—	—	—	—	—	—	—	—	—	560	0.00	560	56.0	0.00	—	1,960	
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	10.4	0.00	10.4	1.04	0.00	—	36.5	
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	561	0.00	561	56.1	0.00	—	1,964	
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	514	0.00	514	51.4	0.00	—	1,800	
Hotel	—	—	—	—	—	—	—	—	—	—	—	74.1	0.00	74.1	7.40	0.00	—	259	
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,021	0.00	1,021	102	0.00	—	3,573	
Total	—	—	—	—	—	—	—	—	—	—	—	3,207	0.00	3,207	321	0.00	—	11,222	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	353	0.00	353	35.3	0.00	—	1,234	
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395	

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	58.4	0.00	58.4	5.84	0.00	—	—	204
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	18.7	0.00	18.7	1.87	0.00	—	—	65.4
General Office Building	—	—	—	—	—	—	—	—	—	—	—	92.8	0.00	92.8	9.27	0.00	—	—	325
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	—	6.04
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	92.9	0.00	92.9	9.29	0.00	—	—	325
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	85.2	0.00	85.2	8.51	0.00	—	—	298
Hotel	—	—	—	—	—	—	—	—	—	—	—	12.3	0.00	12.3	1.23	0.00	—	—	42.9
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	169	0.00	169	16.9	0.00	—	—	592
Total	—	—	—	—	—	—	—	—	—	—	—	531	0.00	531	53.1	0.00	—	—	1,858

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
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

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

Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
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	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Demolition	Worker	15.0	18.5	LDA, LDT1, LDT2
Demolition	Vendor	—	10.2	HHDT, MHDT
Demolition	Hauling	29.2	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA, LDT1, LDT2
Site Preparation	Vendor	—	10.2	HHDT, MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA, LDT1, LDT2
Grading	Vendor	—	10.2	HHDT, MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2,737	18.5	LDA, LDT1, LDT2
Building Construction	Vendor	698	10.2	HHDT, MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA, LDT1, LDT2
Paving	Vendor	—	10.2	HHDT, MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	547	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

5.3.2. Mitigated

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	29.2	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2,737	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	698	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2

Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	547	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	4,982,472	1,660,824	3,883,487	1,294,496	45,270

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	508,078	—
Site Preparation	—	—	180	0.00	—
Grading	—	—	930	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Regional Shopping Center	0.00	0%
Strip Mall	0.00	0%
General Office Building	0.00	0%
Government Office Building	0.00	0%
Movie Theater (No Matinee)	0.00	0%
High Turnover (Sit Down Restaurant)	0.00	0%
Hotel	0.00	0%
Apartments Mid Rise	—	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
2028	0.00	532	0.03	< 0.005
2029	0.00	532	0.03	< 0.005
2030	0.00	532	0.03	< 0.005
2031	0.00	532	0.03	< 0.005
2032	0.00	532	0.03	< 0.005
2033	0.00	532	0.03	< 0.005
2034	0.00	532	0.03	< 0.005

2035	0.00	532	0.03	< 0.005
2036	0.00	532	0.03	< 0.005
2037	0.00	532	0.03	< 0.005
2038	0.00	532	0.03	< 0.005
2039	0.00	532	0.03	< 0.005
2040	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
Total all Land Uses	41,050	41,050	41,050	14,983,250	424,647	424,647	424,647	154,996,155

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	41,050	41,050	41,050	14,983,250	424,647	424,647	424,647	154,996,155

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	2307
Propane Fireplaces	0

Electric Fireplaces	0
No Fireplaces	256

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	2307
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	256

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)
4982472	1,660,824	3,883,487	1,294,496	—

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

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)
Regional Shopping Center	6,123,288	532	0.0330	0.0040	3,732,656
Strip Mall	1,960,757	532	0.0330	0.0040	1,195,246
General Office Building	19,918,286	532	0.0330	0.0040	28,330,532
Government Office Building	370,662	532	0.0330	0.0040	527,207
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Hotel	5,100,033	532	0.0330	0.0040	10,522,349
Apartments Mid Rise	9,395,533	532	0.0330	0.0040	28,466,838

5.11.2. Mitigated

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)
Regional Shopping Center	6,123,288	532	0.0330	0.0040	3,732,656
Strip Mall	1,960,757	532	0.0330	0.0040	1,195,246
General Office Building	19,918,286	532	0.0330	0.0040	28,330,532
Government Office Building	370,662	532	0.0330	0.0040	527,207
Movie Theater (No Matinee)	1,752,593	532	0.0330	0.0040	7,819,915
High Turnover (Sit Down Restaurant)	2,777,352	532	0.0330	0.0040	9,233,555
Hotel	5,100,033	532	0.0330	0.0040	10,522,349
Apartments Mid Rise	9,395,533	532	0.0330	0.0040	28,466,838

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Regional Shopping Center	46,181,699	874,391
Strip Mall	14,787,986	279,987
General Office Building	198,658,520	1,567,570
Government Office Building	4,132,121	29,171
Movie Theater (No Matinee)	73,372,587	256,229
High Turnover (Sit Down Restaurant)	24,343,404	112,477
Hotel	6,367,059	370,880
Apartments Mid Rise	95,532,749	4,217,548

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Regional Shopping Center	46,181,699	874,391
Strip Mall	14,787,986	279,987
General Office Building	198,658,520	1,567,570
Government Office Building	4,132,121	29,171
Movie Theater (No Matinee)	73,372,587	256,229
High Turnover (Sit Down Restaurant)	24,343,404	112,477
Hotel	6,367,059	370,880
Apartments Mid Rise	95,532,749	4,217,548

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	655	—
Strip Mall	210	—
General Office Building	1,039	—
Government Office Building	19.3	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Hotel	137	—
Apartments Mid Rise	1,895	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	655	—
Strip Mall	210	—
General Office Building	1,039	—
Government Office Building	19.3	—
Movie Theater (No Matinee)	1,041	—
High Turnover (Sit Down Restaurant)	954	—
Hotel	137	—
Apartments Mid Rise	1,895	—

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
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Town Center Specific Plan High Buildout Detailed Report, 1/31/2024

Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0

Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
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

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
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
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
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

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
----------------	-----------	-------------	----------------	---------------	------------	-------------

5.15.2. Mitigated

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
--------------------------	----------------------	---------------	-------------

5.18.1.2. Mitigated

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
--------------------	---------------	-------------

5.18.1.2. Mitigated

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)
-----------	--------	------------------------------	------------------------------

5.18.2.2. Mitigated

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	20.0	annual days of extreme heat
Extreme Precipitation	6.35	annual days with precipitation above 20 mm
Sea Level Rise	—	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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure. The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

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

Air Quality Degradation	N/A	N/A	N/A	N/A
-------------------------	-----	-----	-----	-----

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
 The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
 The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	93.6
AQ-PM	48.8
AQ-DPM	45.7
Drinking Water	71.5
Lead Risk Housing	16.0
Pesticides	15.8
Toxic Releases	41.1
Traffic	75.8
Effect Indicators	—
CleanUp Sites	79.7
Groundwater	44.8
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	43.8
Solid Waste	52.9

Sensitive Population	—
Asthma	18.9
Cardio-vascular	28.8
Low Birth Weights	28.1
Socioeconomic Factor Indicators	—
Education	12.0
Housing	6.10
Linguistic	2.81
Poverty	23.3
Unemployment	37.7

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	90.27332221
Employed	93.50699346
Median HI	80.35416399
Education	—
Bachelor's or higher	69.9987168
High school enrollment	100
Preschool enrollment	82.86924163
Transportation	—
Auto Access	96.70216861
Active commuting	56.76889516
Social	—
2-parent households	60.42602335

Voting	66.75221352
Neighborhood	—
Alcohol availability	69.48543565
Park access	14.41036828
Retail density	72.98857949
Supermarket access	67.89426408
Tree canopy	82.39445656
Housing	—
Homeownership	68.17656872
Housing habitability	92.32644681
Low-inc homeowner severe housing cost burden	91.29988451
Low-inc renter severe housing cost burden	94.82869242
Uncrowded housing	52.3675093
Health Outcomes	—
Insured adults	91.18439625
Arthritis	71.8
Asthma ER Admissions	84.7
High Blood Pressure	83.5
Cancer (excluding skin)	29.3
Asthma	80.2
Coronary Heart Disease	79.3
Chronic Obstructive Pulmonary Disease	84.0
Diagnosed Diabetes	89.0
Life Expectancy at Birth	43.9
Cognitively Disabled	68.5
Physically Disabled	89.8
Heart Attack ER Admissions	37.2

Mental Health Not Good	79.6
Chronic Kidney Disease	85.5
Obesity	74.1
Pedestrian Injuries	19.6
Physical Health Not Good	85.2
Stroke	88.3
Health Risk Behaviors	—
Binge Drinking	8.3
Current Smoker	78.6
No Leisure Time for Physical Activity	93.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	71.1
Elderly	66.9
English Speaking	86.7
Foreign-born	14.0
Outdoor Workers	90.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	75.9
Traffic Density	55.0
Traffic Access	23.0
Other Indices	—
Hardship	20.4
Other Decision Support	—
2016 Voting	58.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	23.0
Healthy Places Index Score for Project Location (b)	87.0
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 Healthy 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
Operations: Architectural Coatings	SCAQMD Rule 1113
Construction: Architectural Coatings	SCAQMD Rule 1113
Operations: Hearths	SCAQMD Rule 445
Land Use	Total site acreage is 111 acres

**TCSP Existing
Energy Calculations**

Land Use	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
Regional Shopping Center	5,881,239	58812.39	9,647,960	9647.96
Strip Mall	500,383	5003.83	820,860	820.86
General Office Building	12,863,332	128633.32	9,043,795	9043.795
Government Building	2,428,192	24281.92	1,707,183	1707.183
Library	1,112,850	11128.5	249,411	249.411
Movie Theater (No Matinee)	7,849,915	78499.15	1,752,593	1752.593
High Turnover (Sit Down Restaurant)	9,233,555	92335.55	2,777,352	2777.352
Other Asphalt Surfaces	0	0	0	0
Totals	39,869,466	398,695	25,999,154	25,999

1 kBTU = 0.01 therms

	Los Angeles County Annual Energy Consumption (2022)	Percentage Increase Countywide
Electricity (MWh)	68,484,956	0.0380%
Natural Gas (Therms)	2,820,285,935	0.0141%

Energy Type	Project Annual Energy Consumption
Electricity (MWh)	25,999
Natural Gas (Therms)	398,695

**TCSP Existing
Energy Calculations**

Vehicle Type	Percent of Vehicle Trips ¹	Daily Trips ²	Annual Vehicle Miles Traveled	Average Fuel Economy (miles per gallon) ³	Total Annual Fuel Consumption (gallons) ⁴
Passenger Cars	0.51	10,431	34,699,957	22	1,577,271
Light/Medium Trucks	0.47	9,701	32,269,930	17.3	1,865,314
Heavy Trucks/Other	0.02	503	1,674,934	6.4	261,708
TOTAL⁶	1.00	20,635	68,644,820	--	3,704,293

County Operational
2030
3,220,182,055
0.1150%

Notes:

1. Percent of Vehicle Trip distribution based on trip characteristics within the CalEEMod model.
2. Daily Trips taken from ITE manual.
3. Average fuel economy derived from the Department of Transportation.
4. Total Daily Fuel Consumption calculated by dividing the daily VMT by the average fuel economy (i.e., VMT/Average Fuel Economy).
5. Values may be slightly off due to rounding.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

**TCSP Low Buildout Project
Energy Calculations**

Land Use	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
Regional Shopping Center	4,360,932	43609.32	7,153,952	7153.952
Strip Mall	1,111,386	11113.86	1,823,189	1823.189
General Office Building	21,019,673	210196.73	14,778,257	14778.257
Government Building	2,428,192	24281.92	1,707,183	1707.183
Library	1,112,850	11128.5	249,411	249.411
Movie Theater (No Matinee)	7,819,915	78199.15	1,752,593	1752.593
High Turnover (Sit Down Restaurant)	9,233,555	92335.55	2,777,352	2777.352
Hotel	9,180,854	91808.54	4,449,830	4449.83
Apartment Mid Rise	15,838,358	158383.58	5,227,479	5227.479
Other Asphalt Surfaces	0	0	0	0
Totals	72,105,715	721,057	39,919,246	39,919

1 kBTU = 0.01 therms

Energy Type	Project Annual Energy Consumption	Los Angeles County Annual Energy Consumption (2022)	Percentage Increase Countywide
Electricity (MWh)	39,919	68,484,956	0.0583%
Natural Gas (Therms)	721,057	2,820,285,935	0.0256%

**TCSP Low Buildout Project
Energy Calculations**

Vehicle Type	Percent of Vehicle Trips ¹	Daily Trips ²	Annual Vehicle Miles Traveled	Average Fuel Economy (miles per gallon) ³	Total Annual Fuel Consumption (gallons) ⁴
Passenger Cars	0.51	16,639	59,486,325	22	2,703,924
Light/Medium Trucks	0.47	15,473	55,320,517	17.3	3,197,718
Heavy Trucks/Other	0.02	803	2,871,348	6.4	448,648
TOTAL⁶	1.00	32,915	117,678,190	--	6,350,290

County Operational
2030
3,220,182,055
0.1972%

Notes:

1. Percent of Vehicle Trip distribution based on trip characteristics within the CalEEMod model.
2. Daily Trips taken from ITE manual.
3. Average fuel economy derived from the Department of Transportation.
4. Total Daily Fuel Consumption calculated by dividing the daily VMT by the average fuel economy (i.e., VMT/Average Fuel Economy).
5. Values may be slightly off due to rounding.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

**TCSP Low Buildout Project
Energy Calculations**

WORKER TRIPS							
Phase	Phase Length (# days)	# Worker Trips	Worker Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption	
Demolition	200	30	18.5	111,000		4,457.32	
Site Preparation	120	36	18.5	79,920		3,209.27	
Grading	310	40	18.5	229,400		9,211.80	
Building Construction	3100	3740	18.5	214,489,000	24.90284233	8,613,032.89	
Paving	220	30	18.5	122,100		4,903.05	
Architectural Coating	220	748	18.5	3,044,360		122,249.50	8,757,063.84
VENDOR TRIPS							
Phase	Phase Length (# days)	# Vendor Trips	Vendor Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption	
Demolition	200	0	10.2	0		0.00	
Site Preparation	120	0	10.2	0		0.00	
Grading	310	0	10.2	0		0.00	
Building Construction	3100	1106	10.2	34,971,720	8.343886151	4,191,298.80	
Paving	220	0	10.2	0		0.00	
Architectural Coating	220	0	10.2	0		0.00	4,191,298.80
HAULING TRIPS							
Phase	Phase Length (# days)	# Hauling Trips	Hauling Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day) ¹	Total Fuel Consumption	
Demolition	200	58	20	232,000		27,804.79	
Grading	3100	0	20	0	8.343886151	0.00	27,804.79
Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.					TOTAL OFF-SITE MOBILE GALLONS CONSUMED DURING CONSTRUCTION		
					County On-road Gallons	3,962,644,738	12,976,167.43
					2025	0.3275%	

**TCSP Low Buildout Project
Energy Calculations**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	Fuel Consumption Rate (gallons per hour)	Duration (total hours/day)	# days	Total Fuel Consumption (gallons)
Demolition	Rubber Tired Dozers	2	8	367	0.40	5.872	16	200	18790.40
Demolition	Excavators	3	8	36	0.38	0.5472	24	200	2626.56
Demolition	Concrete/Industrial Saws	1	8	33	0.73	0.9636	8	200	1541.76
Site Preparation	Rubber Tired Dozers	3	8	367	0.40	5.872	24	120	16911.36
Site Preparation	Tractors/Loaders/Backhoes	4	8	84	0.37	1.2432	32	120	4773.89
Grading	Graders	1	8	148	0.41	2.4272	8	310	6019.46
Grading	Excavators	2	8	36	0.38	0.5472	16	310	2714.11
Grading	Tractors/Loaders/Backhoes	2	8	84	0.37	1.2432	16	310	6166.27
Grading	Scrapers	2	8	423	0.48	8.1216	16	310	40283.14
Grading	Rubber Tired Dozers	1	8	82	0.20	0.656	8	310	1626.88
Building Construction	Forklifts	3	8	82	0.20	0.656	24	3100	48806.40
Building Construction	Generator Sets	1	8	14	0.74	0.4144	8	3100	10277.12
Building Construction	Cranes	1	7	367	0.29	4.2572	7	3100	92381.24
Building Construction	Welders	1	8	46	0.45	0.828	8	3100	20534.40
Building Construction	Tractor/Loaders/Backhoes	3	7	84	0.37	1.2432	21	3100	80932.32
Paving	Pavers	2	8	81	0.42	1.3608	16	220	4790.02
Paving	Paving Equipment	2	8	89	0.36	1.2816	16	220	4511.23
Paving	Rollers	2	8	36	0.38	0.5472	16	220	1926.14
Architectural Coating	Air Compressors	1	6	37	0.48	0.7104	6	220	937.73
Total:									366,550.42

Notes:

Fuel Consumption Rate = Horsepower x Load Factor x Fuel Consumption Factor

Where:

Fuel Consumption Factor for a diesel engine is 0.04 gallons per horsepower per hour (gall/hp/hr) and a gasoline engine is 0.06 gall/hp/hr.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

**TCSP Full Buildout Project
Energy Calculations**

Land Use	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
Regional Shopping Center	3,732,656	37326.56	6,123,288	6123.288
Strip Mall	1,066,969	10669.69	1,750,325	1750.325
General Office Building	23,616,080	236160.8	18,499,881	18499.881
Government Building	527,207	5272.07	370,662	370.662
Library	0	0	0	0
Movie Theater (No Matinee)	7,819,915	78199.15	1,752,593	1752.593
High Turnover (Sit Down Restaurant)	9,233,555	92335.55	2,777,352	2777.352
Hotel	9,180,854	91808.54	4,449,830	4449.83
Apartment Mid Rise	24,757,153	247571.53	8,171,144	8171.144
Other Asphalt Surfaces	0	0	0	0
Totals	79,934,389	799,344	43,895,075	43,895

1 kBTU = 0.01 therms

Energy Type	Project Annual Energy Consumption	Los Angeles County Annual Energy Consumption (2022)	Percentage Increase Countywide
Electricity (MWh)	43,895	68,484,956	0.0641%
Natural Gas (Therms)	799,344	2,820,285,935	0.0283%

**TCSP Full Buildout Project
Energy Calculations**

Vehicle Type	Percent of Vehicle Trips ¹	Daily Trips ²	Annual Vehicle Miles Traveled	Average Fuel Economy (miles per gallon) ³	Total Annual Fuel Consumption (gallons) ⁴
Passenger Cars	0.51	19,040	70,720,987	22	3,214,590
Light/Medium Trucks	0.47	17,707	65,768,419	17.3	3,801,643
Heavy Trucks/Other	0.02	919	3,413,634	6.4	533,380
TOTAL⁶	1.00	37,666	139,903,040	--	7,549,613

County Operational
2030
3,220,182,055
0.2344%

Notes:

1. Percent of Vehicle Trip distribution based on trip characteristics within the CalEEMod model.
2. Daily Trips taken from ITE manual.
3. Average fuel economy derived from the Department of Transportation.
4. Total Daily Fuel Consumption calculated by dividing the daily VMT by the average fuel economy (i.e., VMT/Average Fuel Economy).
5. Values may be slightly off due to rounding.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

**TCSP Full Buildout Project
Energy Calculations**

WORKER TRIPS							
Phase	Phase Length (# days)	# Worker Trips	Worker Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption	
Demolition	200	30	18.5	111,000		4,457.32	
Site Preparation	120	36	18.5	79,920		3,209.27	
Grading	310	40	18.5	229,400		9,211.80	
Building Construction	3100	4888	18.5	280,326,800	24.90284233	11,256,819.46	
Paving	220	30	18.5	122,100		4,903.05	
Architectural Coating	220	978	18.5	3,980,460		159,839.59	
							11,438,440.49
VENDOR TRIPS							
Phase	Phase Length (# days)	# Vendor Trips	Vendor Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption	
Demolition	200	0	10.2	0		0.00	
Site Preparation	120	0	10.2	0		0.00	
Grading	310	0	10.2	0		0.00	
Building Construction	3100	1276	10.2	40,347,120	8.343886151	4,835,530.98	
Paving	220	0	10.2	0		0.00	
Architectural Coating	220	0	10.2	0		0.00	
							4,835,530.98
HAULING TRIPS							
Phase	Phase Length (# days)	# Hauling Trips	Hauling Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day) ¹	Total Fuel Consumption	
Demolition	200	58	20	232,000		27,804.79	
Grading	3100	0	20	0	8.343886151	0.00	
							27,804.79
Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.							
TOTAL OFF-SITE MOBILE GALLONS CONSUMED DURING CONSTRUCTION						16,301,776.26	
County On-road Gallons						3,962,644,738	
						0.4114%	
						2025	

**TCSP Full Buildout Project
Energy Calculations**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	Fuel Consumption Rate (gallons per hour)	Duration (total hours/day)	# days	Total Fuel Consumption (gallons)
Demolition	Rubber Tired Dozers	2	8	367	0.40	5.872	16	200	18790.40
Demolition	Excavators	3	8	36	0.38	0.5472	24	200	2626.56
Demolition	Concrete/Industrial Saws	1	8	33	0.73	0.9636	8	200	1541.76
Site Preparation	Rubber Tired Dozers	3	8	367	0.40	5.872	24	120	16911.36
Site Preparation	Tractors/Loaders/Backhoes	4	8	84	0.37	1.2432	32	120	4773.89
Grading	Graders	1	8	148	0.41	2.4272	8	310	6019.46
Grading	Excavators	2	8	36	0.38	0.5472	16	310	2714.11
Grading	Tractors/Loaders/Backhoes	2	8	84	0.37	1.2432	16	310	6166.27
Grading	Scrapers	2	8	423	0.48	8.1216	16	310	40283.14
Grading	Rubber Tired Dozers	1	8	82	0.20	0.656	8	310	1626.88
Building Construction	Forklifts	3	8	82	0.20	0.656	24	3100	48806.40
Building Construction	Generator Sets	1	8	14	0.74	0.4144	8	3100	10277.12
Building Construction	Cranes	1	7	367	0.29	4.2572	7	3100	92381.24
Building Construction	Welders	1	8	46	0.45	0.828	8	3100	20534.40
Building Construction	Tractor/Loaders/Backhoes	3	7	84	0.37	1.2432	21	3100	80932.32
Paving	Pavers	2	8	81	0.42	1.3608	16	220	4790.02
Paving	Paving Equipment	2	8	89	0.36	1.2816	16	220	4511.23
Paving	Rollers	2	8	36	0.38	0.5472	16	220	1926.14
Architectural Coating	Air Compressors	1	6	37	0.48	0.7104	6	220	937.73
Total:									366,550.42

Notes:

Fuel Consumption Rate = Horsepower x Load Factor x Fuel Consumption Factor

Where:

Fuel Consumption Factor for a diesel engine is 0.04 gallons per horsepower per hour (gal/hp/hr) and a gasoline engine is 0.06 gal/hp/hr.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

**TCSP High Buildout Project
Energy Calculations**

Land Use	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
Regional Shopping Center	3,732,656	37326.56	6,123,288	6123.288
Strip Mall	1,195,246	11952.46	1,960,757	1960.757
General Office Building	28,330,532	283305.32	19,918,286	19918.286
Government Building	527,207	5272.07	370,662	370.662
Library	0	0	0	0
Movie Theater (No Matinee)	7,819,915	78199.15	1,752,593	1752.593
High Turnover (Sit Down Restaurant)	9,233,555	92335.55	2,777,352	2777.352
Hotel	10,522,349	105223.49	5,100,033	5100.033
Apartment Mid Rise	28,466,838	284668.38	9,395,533	9395.533
Other Asphalt Surfaces	0	0	0	0
Totals	89,828,298	898,283	47,398,504	47,399

1 kBTU = 0.01 therms

Energy Type	Project Annual Energy Consumption	Los Angeles County Annual Energy Consumption (2022)		Percentage Increase Countywide
		Los Angeles County Annual Energy Consumption (2022)	Percentage Increase Countywide	
Electricity (MWh)	47,399	68,484,956	0.0692%	
Natural Gas (Therms)	898,283	2,820,285,935	0.0319%	

**TCSP High Buildout Project
Energy Calculations**

Vehicle Type	Percent of Vehicle Trips ¹	Daily Trips ²	Annual Vehicle Miles Traveled	Average Fuel Economy (miles per gallon) ³	Total Annual Fuel Consumption (gallons) ⁴
Passenger Cars	0.51	20,751	78,350,556	22	3,561,389
Light/Medium Trucks	0.47	19,298	72,863,692	17.3	4,211,774
Heavy Trucks/Other	0.02	1,002	3,781,906	6.4	590,923
TOTAL⁶	1.00	41,050	154,996,155	--	8,364,086

County Operational
2030
3,220,182,055
0.2597%

Notes:

1. Percent of Vehicle Trip distribution based on trip characteristics within the CalEEMod model.
2. Daily Trips taken from ITE manual.
3. Average fuel economy derived from the Department of Transportation.
4. Total Daily Fuel Consumption calculated by dividing the daily VMT by the average fuel economy (i.e., VMT/Average Fuel Economy).
5. Values may be slightly off due to rounding.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

**TCSP High Buildout Project
Energy Calculations**

WORKER TRIPS							
Phase	Phase Length (# days)	# Worker Trips	Worker Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption	
Demolition	200	30	18.5	111,000		4,457.32	
Site Preparation	120	36	18.5	79,920		3,209.27	
Grading	310	40	18.5	229,400		9,211.80	
Building Construction	3100	5474	18.5	313,933,900	24.90284233	12,606,348.14	
Paving	220	30	18.5	122,100		4,903.05	
Architectural Coating	220	1094	18.5	4,452,580		178,798.06	
						12,806,927.65	
VENDOR TRIPS							
Phase	Phase Length (# days)	# Vendor Trips	Vendor Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption	
Demolition	200	0	10.2	0		0.00	
Site Preparation	120	0	10.2	0		0.00	
Grading	310	0	10.2	0		0.00	
Building Construction	3100	1396	10.2	44,141,520	8.343886151	5,290,283.11	
Paving	220	0	10.2	0		0.00	
Architectural Coating	220	0	10.2	0		0.00	
						5,290,283.11	
HAULING TRIPS							
Phase	Phase Length (# days)	# Hauling Trips	Hauling Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day) ¹	Total Fuel Consumption	
Demolition	200	58	20	232,000		27,804.79	
Grading	3100	0	20	0	8.343886151	0.00	
						27,804.79	
Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.							
TOTAL OFF-SITE MOBILE GALLONS CONSUMED DURING CONSTRUCTION						18,125,015.55	
County On-road Gallons						3,962,644,738	
2025						0.4574%	

**TCSP High Buildout Project
Energy Calculations**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	Fuel Consumption Rate (gallons per hour)	Duration (total hours/day)	# days	Total Fuel Consumption (gallons)
Demolition	Rubber Tired Dozers	2	8	367	0.40	5.872	16	200	18790.40
Demolition	Excavators	3	8	36	0.38	0.5472	24	200	2626.56
Demolition	Concrete/Industrial Saws	1	8	33	0.73	0.9636	8	200	1541.76
Site Preparation	Rubber Tired Dozers	3	8	367	0.40	5.872	24	120	16911.36
Site Preparation	Tractors/Loaders/Backhoes	4	8	84	0.37	1.2432	32	120	4773.89
Grading	Graders	1	8	148	0.41	2.4272	8	310	6019.46
Grading	Excavators	2	8	36	0.38	0.5472	16	310	2714.11
Grading	Tractors/Loaders/Backhoes	2	8	84	0.37	1.2432	16	310	6166.27
Grading	Scrapers	2	8	423	0.48	8.1216	16	310	40283.14
Grading	Rubber Tired Dozers	1	8	82	0.20	0.656	8	310	1626.88
Building Construction	Forklifts	3	8	82	0.20	0.656	24	3100	48806.40
Building Construction	Generator Sets	1	8	14	0.74	0.4144	8	3100	10277.12
Building Construction	Cranes	1	7	367	0.29	4.2572	7	3100	92381.24
Building Construction	Welders	1	8	46	0.45	0.828	8	3100	20534.40
Building Construction	Tractor/Loaders/Backhoes	3	7	84	0.37	1.2432	21	3100	80932.32
Paving	Pavers	2	8	81	0.42	1.3608	16	220	4790.02
Paving	Paving Equipment	2	8	89	0.36	1.2816	16	220	4511.23
Paving	Rollers	2	8	36	0.38	0.5472	16	220	1926.14
Architectural Coating	Air Compressors	1	6	37	0.48	0.7104	6	220	937.73
Total:									366,550.42

Notes:

Fuel Consumption Rate = Horsepower x Load Factor x Fuel Consumption Factor

Where:

Fuel Consumption Factor for a diesel engine is 0.04 gallons per horsepower per hour (gal/hp/hr) and a gasoline engine is 0.06 gal/hp/hr.

Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

Memorandum

Date: February 26, 2024
To: John Bellas, Michael Baker International
From: Sarah Brandenburg
Subject: **Santa Clarita Town Center Specific Plan: Transportation Data for Air Quality, Greenhouse Gas, and Noise Analysis**

LA22-3393

Introduction

This memorandum provides the transportation data for the Air Quality, Greenhouse Gas, and Noise analyses conducted as part of the Santa Clarita Town Center Specific Plan (Project; TCSP) Environmental Impact Report (EIR). The primary data provided for use in these studies is vehicle miles traveled (VMT) and average daily traffic (ADT) volumes. The methodology applied and resulting data are provided below.

Vehicle Miles Traveled

VMT measures the cumulative distance of automobile travel, taking into account the origin and destination of a particular trip. Typically, development located at a greater distance from other land uses and in areas without transit and active transportation options generates more VMT than development near other land uses with more robust transportation options. The methodology used to develop VMT estimates for the Project and resulting VMT findings are summarized below.

VMT Methodology

VMT was analyzed using an origin-destination (OD) metric. The OD VMT methodology estimates the VMT generated by land uses in a defined geographic area, such as the Specific Plan area, or a larger geographic area such as the City of Santa Clarita. The City of Santa Clarita uses the Southern California Association of Government's Regional Travel Demand Model (SCAG model) to estimate VMT. The SCAG model estimates OD VMT by tracking all vehicles traveling to and from a defined geographic area and calculating the number of trips and length of those trips to estimate VMT.



The SCAG model is a four-step travel demand model that evaluates the following: 1) trip generation (number of trips); 2) trip distribution (where those trips go); 3) mode choice (how the trips are divided among the available modes of travel); and 4) trip assignment (route trips will take). Each trip forecasted in the SCAG model has a purpose, type, origin, and destination. The SCAG model estimates and forecasts travel by traffic analysis zones (TAZ) for a 24-hour period on a typical weekday. Each TAZ has socio-economic data that represents the population and employment within the area. The version of the SCAG model that was developed for the 2016 Regional Transportation Plan/Sustainable Communities Strategy (SCAG RTP/SCS) was utilized to generate VMT estimates for the Project.

VMT estimates of the Project site were developed for four future scenarios: 1) Future No Project; 2) Future With TCSP Low Buildout; 3) Future With TCSP Full Buildout; and 4) Future With TCSP High Buildout. All scenarios reflect Year 2040 and account for growth in Santa Clarita and the SCAG region as planned by the SCAG RTP/SCS. Within the Specific Plan site, the Future No Project scenario assumes that the existing land uses would remain in place. The Future With TCSP Buildout scenarios are based on the development of variations of the proposed Project where: 1) Low Buildout totals to 2,445,236 square feet (SF) and 1,426 housing units; 2) Full Buildout totals to 2,440,718 SF and 2,229 housing units; and 3) High Buildout totals to 2,589,319 SF and 2,563 housing units. The commercial and housing uses proposed under each TCSP Buildout scenario were converted into the socio-economic data inputs of employment and population as utilized in the SCAG model. **Table 1** presents the socio-economic data assumptions for the Future No Project and the three Future With TCSP Buildout scenarios.

Table 1. Socio-Economic Data Summary

Category	Future No Project (2040)	Future With TCSP Low Buildout (2040)	Future With TCSP Full Buildout (2040)	Future With TCSP High Buildout (2040)
Population	0	3,037	4,747	5,459
Housing Units	0	1,426	2,229	2,563
Employment	4,783	5,703	5,968	6,298

Source: SCAG Model (SCAG, 2016) and Fehr & Peers, 2023.

VMT Findings

The VMT estimates for the Future No Project and Future With TCSP Buildout scenarios are presented in **Table 2**. The Project site is forecasted to generate 322,406 VMT daily under Future With TCSP Low Buildout conditions, 383,296 VMT daily under Future With TCSP Full Buildout conditions, and 424,647 VMT daily under Future With TCSP High Buildout conditions. The number of daily vehicle trips estimated by the SCAG model is also provided.



Table 2. Specific Plan Future (2040) No Project and With Project (2040) Buildout Scenarios VMT & Daily Trip Summary

Category	Future No Project (2040)	Future With TCSP Low Buildout (2040)	Future With TCSP Full Buildout (2040)	Future With TCSP High Buildout (2040)
Daily Vehicle Trips	20,635	32,915	37,666	41,050
Total VMT	188,068	322,406	383,296	424,647

Source: SCAG Model (SCAG, 2016) and Fehr & Peers, 2023.

Daily Traffic Volumes

The Santa Clarita Valley Consolidated Traffic Model (SCVCTM) is utilized to forecast traffic volumes in the City. The model is regularly updated as development projects in the City are constructed, and is the best available tool to forecast roadway segment and intersection volumes. The SCVCTM was updated to reflect the proposed land uses on the Specific Plan site. Daily traffic volumes were forecasted for roadways in the immediate vicinity of the Project. **Table 3** presents the average daily traffic (ADT) volumes under the no project and three Specific Plan Scenarios.

Table 3. Average Daily Traffic Volumes

Roadway Segment	Existing Condition				Future Condition			
	Existing	Existing plus TCSP Low Buildout	Existing plus TCSP Full Buildout	Existing plus TCSP High Buildout	2040 with Existing Land Use	2040 plus TCSP Low Buildout	2040 plus TCSP Full Buildout	2040 plus TCSP High Buildout
Magic Mountain Parkway								
West of McBean Parkway	22,000	23,100	24,000	25,000	66,600	67,700	68,600	69,600
Between McBean Parkway and Auto Center Drive	22,000	22,800	22,700	22,900	58,800	59,600	59,500	59,700
Between Auto Center Drive and Valencia Boulevard	21,000	21,500	22,200	23,000	65,000	65,500	66,200	67,000
East of Valencia Boulevard	17,000	17,800	18,300	18,800	56,800	57,600	58,100	58,600
Valencia Boulevard								
North of Magic Mountain Parkway	44,000	45,400	44,800	45,500	62,500	63,900	63,300	64,000
Between Magic Mountain Parkway and Citrus Street	36,000	36,300	35,800	36,400	41,400	41,700	41,200	41,800
Between Citrus Street and Mall Entrance	36,000	36,000	35,600	36,100	41,200	41,200	40,800	41,300
Between Mall Entrance and McBean Parkway	37,000	37,500	37,100	37,600	52,500	53,000	52,600	53,100
South of McBean Parkway	38,000	38,700	38,700	38,800	61,500	62,200	62,200	62,300
McBean Parkway								
South of Valencia Boulevard	31,000	32,400	32,200	32,500	43,900	45,300	45,100	45,400
Between Mall Entrance and Valencia Boulevard	37,000	38,100	38,300	38,500	51,700	52,800	53,000	53,200
Between Town Center Drive and Mall Entrance	42,000	42,800	44,400	46,100	62,300	63,100	64,700	66,400
Between Magic Mountain Parkway and Town Center Drive	44,000	45,700	46,300	47,000	61,500	63,200	63,800	64,500
North of Magic Mountain Parkway	54,000	54,900	55,300	55,700	62,000	62,900	63,300	63,700
Citrus Street								
Between Magic Mountain Parkway and Valencia Boulevard	2,000	2,500	2,300	2,600	2,800	3,300	3,100	3,400

Source: Santa Clarita Valley Consolidated Traffic Model (SCVCTM) and Fehr & Peers, 2023.

This page intentionally left blank.