TECHNICAL MEMORANDUM

DATE: December 2, 2025
TO: Kaitlyn Dodson-Hamilton, Tom Dodson & Associates
FROM: Haseeb Qureshi, Urban Crossroads, Inc.
JOB NO: 16525-02 AQ & GHG Assessment

SUBJECT: PIONEERTOWN MANE STREET PRESERVATION AND IMPROVEMENT PLAN PROJECT AIR QUALITY AND GREENHOUSE GAS ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Air Quality and Greenhouse Gas Assessment for the Pioneertown Mane Street Preservation and Improvement Plan Project (**Project**). The 1.84-acre Project site (APN's 0594-391-08, 0594-391-07, and 0594-391-06) is located at 53563 Mane Street in the Pioneertown community of unincorporated County of San Bernardino.

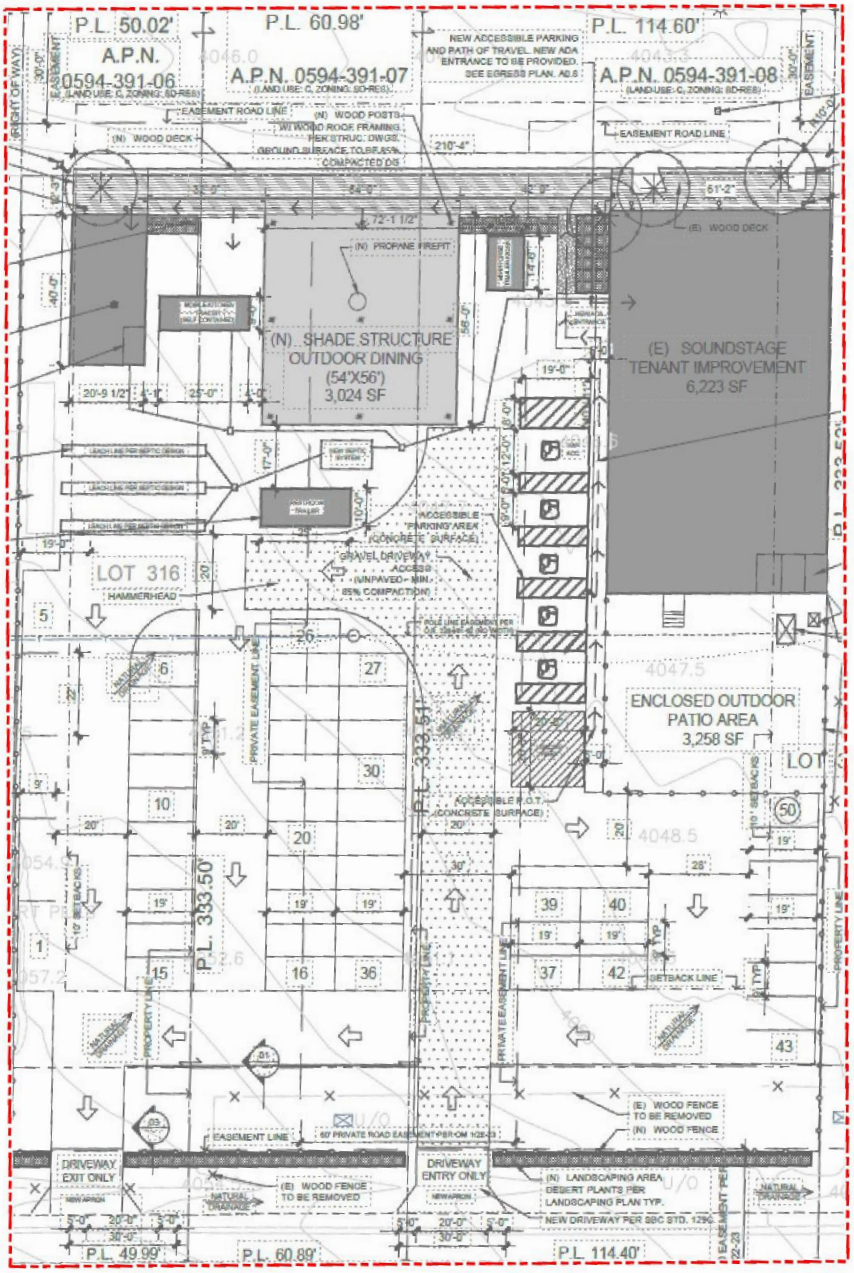
PROJECT OVERVIEW

The site is designated for Commercial land uses with a zoning classification of Special Development-Residential and is currently developed with 6,223 square foot even and hospitality space (Soundstage) and 831 square foot commercial structure (Gazette). The Project proposes redevelopment of an existing historically themed retail area with construction of a 3,024 square feet shaded outdoor dining area situated in between the existing Soundstage and Gazette buildings. New modular structures are proposed to serve as public restrooms, mobile coffee cart, and a self-contained mobile kitchen. The existing structures will be remodeled to serve two purposes: an event and hospitality space (Soundstage) and an Ice Cream/Coffee Shop (Gazette). The Soundstage remodel includes new ADA restrooms, ADA parking, Bar Area, and Lounge. The interior of Soundstage will be a flexible open area in the middle with permanent seating on the interior perimeter. The outdoor patio area will have non-fixed picnic tables. Utility improvements include a new septic waste system and new electrical panel.

SUMMARY OF FINDINGS

Results of the assessment indicate that the Project would result in a less than significant with respect to air quality and greenhouse gases (GHGs).

EXHIBIT 1: PRELIMINARY SITE PLAN



PROJECT AIR QUALITY IMPACTS

AIR QUALITY SETTING

Mojave Desert Air Basin (MDAB)

The Project site is located in the portion of the County of San Bernardino, California, that is part of the MDAB and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The air quality assessment for the Project evaluates emissions impacts associated with short-term construction and long-term operation of the Project. A number of air quality modeling tools are available to assess the air quality impacts of projects. In addition, certain air districts, such as the MDAQMD, have created guidelines and requirements to conduct air quality analyses. The MDAQMD's current guidelines, included in its *California Environmental Quality Act and Federal Conformity Guidelines* (August 2016), were adhered to in the assessment of air quality impacts for the Project.

Regional Climate

Air quality in the Project area is not only affected by various emissions sources (mobile, industry, etc.) but is also affected by atmospheric conditions such as wind speed, wind direction, temperature, and rainfall.

The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains within the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in Southern California by differential heating are channeled through the MDAB. The MDAB is separated from the Southern California coastal and Central California valley regions by mountains (highest elevation is approximately 10,000 feet), whose passes form the main channels for these air masses. The Mojave Desert is bordered on the southwest by the San Bernardino Mountains, separated from the San Gabriel Mountains by the Cajon Pass (4,200 feet). A lesser pass lies between the San Bernardino Mountains and the Little San Bernardino Mountains in the Morongo Valley. The Palo Verde Valley portion of the Mojave Desert lies in the low desert, at the eastern end of a series of valleys (notably the Coachella Valley), whose primary channel is the San Gorgonio Pass (2,300 feet) between the San Bernardino and San Jacinto Mountains.

During the summer, the MDAB is generally influenced by a Pacific subtropical high cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The MDAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these frontal systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The MDAB averages between three and seven inches of precipitation per year (from 16 to 30 days with at least 0.01 inch of precipitation). The MDAB is classified as a dry-hot desert climate, with portions classified as dry-very hot desert, to indicate that at least three months have maximum average temperatures over 100.4° F.

Snow is common above 5,000 feet in elevation, resulting in moderate snowpack and limited spring runoff. Below 5,000 feet, any precipitation normally occurs as rainfall. Pacific storm fronts normally move into the area from the west, driven by prevailing winds from the west and southwest. During

late summer, moist high-pressure systems from the Pacific collide with rising heated air from desert areas, resulting in brief, high-intensity thunderstorms that can cause high winds and localized flash flooding.

REGULATORY BACKGROUND

FEDERAL REGULATIONS

The United States Environmental Protection Agency (EPA) is responsible for setting and enforcing the national ambient air quality standards (NAAQS) for ozone (O_3), carbon monoxide (CO), nitrogen oxides (NO_X), sulfur dioxide (SO_2), particulate matter 10 microns in diameter or less (PM_{10}), and lead (Pb) (1). The EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955 and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance (2). The CAA also mandates that each state submit and implement state implementation plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions) (3) (4). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O_3, NO_2, SO_2, PM_{10}, CO, particulate matter 2.5 microns in diameter or less ($PM_{2.5}$), and Pb. The NAAQS were amended in July 1997 to include an additional standard for O_3 and to adopt a NAAQS for $PM_{2.5}$.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and NO_X. NO_X is a collective term that includes all forms of NO_X which are emitted as byproducts of the combustion process.

CALIFORNIA REGULATIONS

CARB

The CARB, which became part of the California EPA (CalEPA) in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. AB 2595 mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. The CARB established the California ambient air quality standards (CAAQS) for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for SO_4, visibility, hydrogen

sulfide (H_2S), and vinyl chloride (C_2H_3Cl). However, at this time, H_2S and C_2H_3Cl are not measured at any monitoring stations in the MDAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (5) (6).

Local air quality management districts, such as the MDAQMD, regulate air emissions from stationary sources such as commercial and industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare Air Quality Management Plans (AQMP) that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g., motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a 5% or more annual reduction in emissions or 15% or more in a period of three years for reactive organic compounds(ROG)/VOC, NO_X, CO and PM_{10}. However, air basins may use an alternative emission reduction strategy that achieves a reduction of less than 5% per year under certain circumstances.

AQMP

Currently, the NAAQS and CAAQS are exceeded in most parts of the MDAB. The NAAQS, the Project region within the MDAB is in nonattainment for O_3 (8-hour) and PM_{10}. For the CAAQS, the Project region within the MDAB is in nonattainment for O_3 (1-hour and 8-hour) and PM_{10}. In response, the MDAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards (7). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

APPLICABLE REGULATORY REQUIREMENTS

MDAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to Rule 403 (Fugitive Dust) and Rule 1113 (Architectural Coatings) (8) (9).

MDAQMD RULE 403

The purpose of this rule is to reduce the amount of PM_{10} entrained in the ambient air from anthropogenic fugitive dust sources within the MDAQMD by requiring actions to prevent, reduce, or mitigate fugitive dust. The following measures shall be incorporated into Project plans and specifications as implementation of Rule 403 (10).

- Use periodic watering for short-term stabilization of Disturbed Surface Area to minimize visible fugitive dust emissions. For purposes of this Rule, use of a water truck to maintain moist

disturbed surfaces and actively spread water during visible dusting episodes shall be considered sufficient to maintain compliance.

- Take actions sufficient to prevent project-related trackout onto paved surfaces.

MDAQMD RULE 1113

The purpose of this rule is to limit the quantity of volatile organic compounds (VOC) in architectural coatings. The following measures shall be incorporated into Project plans and specifications as implementation of MDAQMD Rule 1113 (11).

- Only "Low-VOC" paints consistent with MDAQMD Rule 1113 shall be used.

METHODOLOGY

The California Air Pollution Control Officers Association (CAPCOA) in conjunction with other California air districts, including MDAQMD, released CalEEMod 2022 in May 2022. CalEEMod periodically releases updates, as such the latest version available at the time of this report has been utilized in this analysis. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (12). Accordingly, the latest version of CalEEMod (version 2022.1.1.29) has been used for this Project to determine construction and operational air quality and GHG emissions.

STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the California Environmental Quality Act Guidelines (*CEQA Guidelines*) (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (13):

- Threshold 1: Conflict with or obstruct implementation of the applicable air quality plan.
- Threshold 2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Threshold 3: Expose sensitive receptors to substantial pollutant concentrations.
- Threshold 4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

AIR QUALITY REGIONAL EMISSIONS THRESHOLDS

The MDAQMD has developed regional significance thresholds for regulated pollutants, shown below in Table 1. The MDAQMD's *CEQA and Federal Conformity Guidelines* indicate that any projects in the MDAB with daily regional emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact (14).

TABLE 1: MAXIMUM REGIONAL DAILY EMISSIONS THRESHOLDS

Pollutant	Regional Thresholds
NO_X	137 lbs/day
VOC	137 lbs/day
PM_{10}	82 lbs/day
$PM_{2.5}$	65 lbs/day
SO_X	137 lbs/day
CO	548 lbs/day

lbs/day = Pounds Per Day

CONSTRUCTION ACTIVITIES

Construction activities associated with the Project would result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following construction activities:

Project Construction

- Demolition
- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Septic Tank Construction

- Linear, Grading & Excavation
- Linear, Drainage, Utilities, & Sub-Grade
- Linear, Trenching

CONSTRUCTION-RELATED DUST EMISSIONS

Dust is typically a major concern during demolition and grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from these phases of activity.

Demolition Activities

As previously mentioned, the existing structures will be remodeled for two purposes: an event and hospitality space (Soundstage) and an ice cream/coffee shop (Gazette). As a conservative estimate, this analysis assumes the potential demolition of interior structures (e.g., drywall, flooring, ceiling, etc.) and anticipates that demolition activities may generate up to 100 tons of debris.

Grading Activities

This analysis assumes that earthwork activities are expected to balance on site and no import or export of soil would be required.

On-Road Trips

Construction generates on-road vehicle emissions from vehicle usage for workers and vendors commuting to and from the site. For the purposes of this analysis, it is assumed that approximately 10 to 15 employees will be required to support the construction of the project each day. Additionally, a maximum of 30 round trips per day will be made for the delivery of construction supplies and the removal of excavated materials.

CONSTRUCTION DURATION

For purposes of analysis, construction of the Project is expected to commence in October 2025 and would last through December 2026. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent[1]. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (15).

Table 2: Construction Duration

Construction Activity	Start Date	End Date	Days
Project Construction			
Demolition	10/01/2025	10/14/2025	10
Site Preparation	10/15/2025	12/02/2025	35
Building Construction	12/03/2025	12/29/2026	280
Paving	12/16/2026	12/29/2026	10
Architectural Coating	12/16/2026	12/29/2026	10
Septic Tank Construction			
Linear, Grading & Excavation	06/01/2026	07/01/2026	23
Linear, Drainage, Utilities, & Sub-Grade	07/02/2026	07/22/2026	15
Linear, Trenching	07/23/2026	08/07/2026	12

[1] As shown in the CalEEMod User's Guide Version 2022, Appendix G "Table G-11. Statewide Average Annual Offroad Equipment Emission Factors" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

CONSTRUCTION EQUIPMENT

Equipment used for construction of the Project and the septic tank is shown in Table 3.

TABLE 3: CONSTRUCTION EQUIPMENT

Construction Activity	Equipment	Quantity	Hours
Project Construction			
Demolition	Rubber Tired Dozers	1	8
	Concrete/Industrial Saws	1	8
	Crawler Tractors	3	8
Site Preparation	Graders	1	8
	Rubber Tired Dozers	1	8
	Crawler Tractors	1	8
Building Construction	Cranes	1	8
	Forklifts	1	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	1	8
	Welders	3	8
Paving	Tractors/Loaders/Backhoes	1	8
	Pavers	1	8
	Paving Equipment	1	8
	Rollers	1	8
	Cement and Mortar Mixers	1	8
Architectural Coating	Air Compressors	1	8
Linear Construction			
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	2	8
	Skid Steer Loader	1	8
Linear. Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	1	8
Linear, Trenching	Trenchers	2	8

REGIONAL CONSTRUCTION EMISSIONS SUMMARY

The estimated maximum daily construction emissions without mitigation are summarized in Table 4. Under the assumed scenarios, emissions resulting from the Project construction would not exceed thresholds established by the MDAQMD for emissions of any criteria pollutant. Project construction-source emissions impacts would therefore be less-than-significant. Detailed construction model outputs are presented in Appendix 1.

TABLE 4: OVERALL REGIONAL CONSTRUCTION EMISSIONS SUMMARY

Year	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
2026	1.68	14.70	19.12	0.05	1.25	0.64
Winter						
2025	2.19	20.70	18.80	0.04	3.53	1.83
2026	4.78	22.20	25.70	0.08	2.99	1.23
Maximum Daily Emissions	4.78	22.20	25.70	0.08	3.53	1.83
MDAQMD Regional Threshold	137	137	548	137	82	65
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

REGIONAL OPERATIONAL EMISSIONS

EXISTING

The Project site is currently developed with 6,223 square foot event and hospitality space (Soundstage) and 831 square foot commercial structure (Gazette). The existing commercial structure (Gazette) is proposed to be redeveloped as an ice cream/coffee shop. The estimated operation-source emissions from the commercial structure (Gazette) are summarized in Table 5. Detailed operation model outputs are presented in Appendix 2.

TABLE 5: OPERATIONAL EMISSIONS FROM EXISTING DEVELOPMENT

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
Mobile	0.08	0.12	1.12	< 0.005	0.24	0.06
Area	0.02	< 0.005	0.04	< 0.005	< 0.005	< 0.005
Energy	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Maximum Daily Emissions	0.10	0.12	1.16	<0.005	0.24	0.06
Winter						
Mobile	0.07	0.13	0.83	< 0.005	0.24	0.06
Area	0.02	<0.01	<0.01	<0.01	<0.01	<0.01
Energy	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Maximum Daily Emissions	0.09	0.13	0.83	<0.005	0.24	0.06

PROPOSED PROJECT

Operational activities associated with the Project would result in emissions of CO, VOCs, NO_X, SO_X, PM_{10}, and $PM_{2.5}$. Operational related emissions are expected from the following primary sources: area source emissions, mobile source emissions, and energy source emissions.

The Project related operational air quality impacts derive primarily from vehicle trips generated by the proposed Project. Trip characteristics available from the *Pioneertown Mane Street Preservation and Improvement Plan Project Transportation Screening Assessment* were utilized in this analysis (16).

Operational emissions associated with the Project are summarized in Tables 6. Project operational-source emissions would not exceed the numerical thresholds of significance established by the MDAQMD for any criteria pollutant, a less than significant impact would occur for Project-related operational-source emissions and no mitigation is required.

TABLE 6: TOTAL PROJECT REGIONAL OPERATIONAL EMISSIONS

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
Mobile	3.20	3.90	38.00	0.09	7.80	2.00
Area	0.37	<0.005	0.53	<0.005	<0.005	<0.005
Energy	0.01	0.25	0.21	<0.005	0.02	0.02
Maximum Daily Emissions	3.58	4.15	38.74	0.09	7.82	2.02
Existing	*0.10*	*0.12*	*1.16*	*<0.005*	*0.24*	*0.06*
Net New Emissions (Project - Existing)	3.48	4.02	37.57	0.09	7.58	1.96
MDAQMD Regional Thresholds	137	137	548	137	82	65
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Mobile	2.90	4.30	28.00	0.08	7.80	2.00
Area	0.28	0.00	0.00	0.00	0.00	0.00
Energy	0.01	0.25	0.21	0.00	0.02	0.02
Maximum Daily Emissions	3.19	4.55	28.21	0.08	7.82	2.02
Existing	*0.09*	*0.13*	*0.83*	*<0.005*	*0.24*	*0.06*
Net New Emissions (Project - Existing)	3.10	4.41	27.37	0.08	7.58	1.96
MDAQMD Regional Thresholds	137	137	548	137	82	65
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

AQMP

The Federal Particulate Matter Attainment Plan and Ozone Attainment Plan for the Mojave Desert set forth a comprehensive set of programs that will lead the MDAB into compliance with federal and state air quality standards. The control measures and related emission reduction estimates within the Federal Particulate Matter Attainment Plan and Ozone Attainment Plan are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with these attainment plans for development projects is determined by demonstrating compliance the indicators discussed below:

AIR QUALITY IMPACTS – CONSISTENCY WITH THRESHOLD NO. 1

Local land use plans and/or population projections

The Project proposes redevelopment of an existing historically themed retail area with construction of 3,024 square feet shaded outdoor dining area situated in between the existing Soundstage and Gazette buildings. New modular structures are proposed to serve as public restrooms, mobile coffee cart, and a self-contained mobile kitchen. The existing structures will be remodeled to serve two purposes: an event and hospitality space (Soundstage) and an Ice Cream/Coffee Shop (Gazette). The Soundstage remodel includes new ADA restrooms, ADA parking, Bar Area, and Lounge. The interior of Soundstage will be a flexible open area in the middle with permanent seating on the interior perimeter. The outdoor patio area will have non-fixed picnic tables. Utility improvements include a new septic waste system and new electrical panel. The County designates the project site for Commercial land uses, which is intended for retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Agriculture and residential uses allowed also but are secondary in importance. Additionally, the Project site is zoned as Special-Development Residential. The Special-Development zoning category allows for a mix of residential, commercial, and industrial uses. A Residential subcategory designation indicates that the primary focus is on residential planned development projects. The Project is consistent with the Commercial land use designation but is inconsistent with the Special-Development Residential zoning designation. However, since the Project regional construction and operational emissions do not exceed the thresholds of significance, the Project would not cause an exceedance of an air quality violation.

On the basis of the preceding discussion, the Project is determined to be consistent with Criterion No. 1 and a less than significant impact is expected.

It should also be noted that since the proposed Project is not a residential use, it does not contribute directly to an increase in population. As such, there would be no impact on population projections, and consequently, the Project's implementation would not alter the assumptions or forecasts within the AQMP.

AIR QUALITY IMPACTS – CONSISTENCY WITH THRESHOLD NO. 2

All MDAQMD Rules and Regulations

The Project would be required to comply with all applicable MDAQMD Rules and Regulations, including, but not limited to Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 1113 (Architectural Coatings). As previously stated, the Project would implement MDAQMD Rule 403 and MDAQMD Rule 1113. While compliance with all applicable rules is mandatory, only the emission reductions associated with implementation of Rule 403 and Rule 1113 can be quantified in CalEEMod.

AIR QUALITY IMPACTS – CONSISTENCY WITH THRESHOLD NO. 3

Demonstrating that the project will not increase the frequency or severity of a violation in the federal or state ambient air quality standards

As the Project's construction and operational-source emissions would not exceed applicable MDAQMD significance threshold, the Project would not have the potential to increase the frequency or severity of a violation in the federal or state ambient air quality for on-going Project operations.

VALLEY FEVER

Valley Fever. Coccidioidomycosis, more commonly known as "valley fever," is an infection caused by inhalation of the spores of the *Coccidioides immitis* fungus, which grows in the soils of the southwestern United States. The fungus is very prevalent in the soils of California's San Joaquin Valley, particularly in Kern County. The ecologic factors that appear to be most conducive to survival and replication of the spores are high summer temperatures, mild winters, sparse rainfall, and alkaline, sandy soils.

San Bernardino County is not considered a highly endemic county (i.e., highly endemic meaning more than 20 cases annually of valley fever per 100,000 people) based on the incidence rates reported through 2024. The latest report from the California Department of Public Health indicates that San Bernardino County had 178 cases in 2024, or 8.2 cases per 100,000 people (17).

Construction of the proposed Project has the potential to generate fugitive dust that may suspend coccidioides spores and expose sensitive receptors. The Project site is located in an area with low Valley Fever activity (18); however, there is still a potential for exposure. As previously stated, the Project would be required to comply with all applicable MDAQMD Rules and Regulations, including Rule 403 (Fugitive Dust). Implementation of Rule 403 would reduce fugitive dust minimizing exposure of coccidioides spores to workers and receptors. Therefore, impacts related to Valley Fever from the proposed Project would be less than significant.

AQMP CONSISTENCY CONCLUSION

The Project's proposed land uses are consistent with the General Plan land use designations and the Project would not exceed the applicable regional thresholds during construction or operations for emissions of VOCs, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Therefore, the Project is considered to have a less than significant impact. The Project is therefore considered to be consistent with the AQMP.

POTENTIAL IMPACT TO SENSITIVE RECEPTORS

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors.

As per the MDAQMD's *Guidelines*, the following project types located within a specified distance to an existing or planned sensitive receptor land use must be evaluated to determine exposure of substantial pollutant concentrations to sensitive receptors (14):

- Any industrial project within 1,000 feet;
- A distribution center (40 or more trucks per day) within 1,000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1,000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The proposed Project's land uses do not include the above uses. As such, no analysis for sensitive receptors is required. Additionally, results of the regional analysis indicate that the Project will not exceed the MDAQMD significance thresholds during construction or operations. Therefore, sensitive receptors would not be subject to a significant air quality impact during Project construction and operational activities.

The construction analysis previously presented is intentionally conservative (i.e. overstates rather than understates potential air emissions). In reality, construction is expected to be very limited and includes the development of amenities including a new sound stage and outdoor dining area which would not require significant grading or involve the construction of a large building. As a result, there will be little to no heavy diesel construction equipment and consequently no substantive exposure to sensitive receptors from diesel particulate matter (DPM) from construction activity.

PROJECT GHG ANALYSIS

CLIMATE CHANGE SETTING

Global climate change (GCC) is the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. The majority of scientists believe that the climate shift taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of GHGs in the earth's atmosphere, including carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. The majority of scientists believe that this increased rate of climate change is the result of GHGs resulting from human activity and industrialization over the past 200 years.

An individual project like the proposed Project evaluated in this memo cannot generate enough GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, this memo will evaluate the potential for the proposed Project to have a significant effect upon the environment as a result of its potential contribution to the greenhouse effect.

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO_2, N_2O, CH_4, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radiative heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into the atmosphere by both natural and anthropogenic activity. Without the natural GHG effect, the earth's average temperature would be approximately 61 degrees Fahrenheit (°F) cooler than it is currently. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

For the purposes of this analysis, emissions of CO_2, CH_4, and N_2O were evaluated because these gases are the primary contributors to GCC from development projects. Although there are other substances such as fluorinated gases that also contribute to GCC, these fluorinated gases were not evaluated as their sources are not well-defined and do not contain accepted emissions factors or methodology to accurately calculate these gases.

REGULATORY SETTING

Executive Order S-3-05

Former California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S-3-05, the following reduction targets for GHG emissions:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80% below 1990 levels.

The 2050 reduction goal represents what some scientists believe is necessary to reach levels that will stabilize the climate. The 2020 goal was established to be a mid-term target. Because this is an executive order, the goals are not legally enforceable for local governments or the private sector.

Assembly Bill (AB) 32

The California State Legislature enacted AB 32, which requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. "GHGs" as defined under AB 32 include CO_2, CH_4, N_2O, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Since AB 32 was enacted, a seventh chemical, nitrogen trifluoride, has also been added to the list of GHGs. CARB is the state agency charged with monitoring and regulating sources of GHGs. Pursuant to AB 32, CARB adopted regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. AB 32 states the following:

"Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems."

CARB approved the 1990 GHG emissions level of 427 million metric ton of CO_2 equivalent per year ($MMTCO_2e$) on December 6, 2007 (17). Therefore, emissions generated in California in 2020 are required to be equal to or less than 427 $MMTCO_2e$. Emissions in 2020 in a "business as usual" (BAU) scenario were estimated to be 596 $MMTCO_2e$, which do not account for reductions from AB 32 regulations (18). At that level, a 28.4% reduction was required to achieve the 427 $MMTCO_2e$ 1990 inventory. In October 2010, CARB prepared an updated BAU 2020 forecast to account for the recession and slower forecasted growth. The forecasted inventory without the benefits of adopted regulation is now estimated at 545 $MMTCO_2e$. Therefore, under the updated forecast, a 21.7% reduction from BAU is required to achieve 1990 levels (19).

Progress in Achieving AB 32 Targets and Remaining Reductions Required

The State has made steady progress in implementing AB 32 and achieving targets included in Executive Order S-3-05. The progress is shown in updated emission inventories prepared by CARB for 2000 through 2012 (20). The State has achieved the Executive Order S-3-05 target for 2010 of reducing GHG emissions to 2000 levels. As shown below, the 2010 emission inventory achieved this target.

- 1990: 427 $MMTCO_2e$ (AB 32 2020 target)
- 2000: 463 $MMTCO_2e$ (an average 8% reduction needed to achieve 1990 base)
- 2010: 450 $MMTCO_2e$ (an average 5% reduction needed to achieve 1990 base)

CARB has also made substantial progress in achieving its goal of achieving 1990 emissions levels by 2020. As described earlier in this section, CARB revised the 2020 BAU inventory forecast to account for new lower growth projections, which resulted in a new lower reduction from BAU to achieve the 1990 base. The previous reduction from 2020 BAU needed to achieve 1990 levels was 28.4% and the latest reduction from 2020 BAU is 21.7%.

- 2020: 545 $MMTCO_2e$ BAU (an average 21.7% reduction from BAU needed to achieve 1990 base)

Senate Bill (SB) 32

On September 8, 2016, Governor Jerry Brown signed the SB 32 and its companion bill, AB 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide GHG reduction target of 80% below 1990 levels by 2050. AB 197 creates a legislative committee to oversee regulators to ensure that CARB not only responds to the Governor, but also the Legislature (21).

AB 197

A condition of approval for SB 32 was the passage of AB 197. AB 197 requires that CARB consider the social costs of GHG emissions and prioritize direct reductions in GHG emissions at mobile sources and large stationary sources. AB 197 also gives the California legislature more oversight over CARB through the addition of two legislatively appointed members to the CARB Board and the establishment a legislative committee to make recommendations about CARB programs to the legislature.

Executive Order B-55-18 and SB 100

Executive Order B-55-18 and SB 100. SB 100 and Executive Order B-55-18 were signed by Governor Brown on September 10, 2018. Under the existing RPS, 25% of retail sales are required to be from renewable sources by December 31, 2016, 33% by December 31, 2020, 40% by December 31, 2024, 45% by December 31, 2027, and 50% by December 31, 2030. SB 100 raises California's RPS requirement to 50% renewable resources target by December 31, 2026, and to achieve a 60% target by December 31, 2030. SB 100 also requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December

31, 2030. In addition to targets under AB 32 and SB 32, Executive Order B-55-18 establishes a carbon neutrality goal for the state of California by 2045; and sets a goal to maintain net negative emissions thereafter. The Executive Order directs the California Natural Resources Agency (CNRA), California Environmental Protection Agency (CalEPA), the Department of Food and Agriculture (CDFA), and CARB to include sequestration targets in the Natural and Working Lands Climate Change Implementation Plan consistent with the carbon neutrality goal.

President's Executive Order

On April 8, 2025, President Trump signed an executive order titled "Protecting American Energy from State Overreach". This order is designed to limit the influence of state regulations on energy production, particularly those that could restrict fossil fuel or energy infrastructure projects. The order encourages a more flexible federal approach, aiming to reduce state-imposed limits on energy production and development.

While CEQA still requires detailed environmental reviews for projects, including their impact on energy use and climate change, this order could influence the review process by encouraging development projects that may be subject to different federal and state regulations. As result, projects under review in California may need to address potential conflicts between federal policies that promote energy development and California's stricter environmental standards. This could result in more complex project evaluations, as California continues to uphold its environmental laws while considering the broader federal regulatory framework.

Title 24 California Code of Regulations (CCR)

California Code of Regulations (CCR) Title 24 Part 6: The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption.

The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, industrial, commercial, and school buildings that went in effect on August 1, 2009, and is administered by the California Building Standards Commission.

CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that became effective on January 1, 2023[2]. As construction of the Project is anticipated to be completed in 2027, the Project would be required to comply with the Title 24 standards in place at that time.

San Bernardino County

San Bernardino County Transportation Authority (SBCTA) Regional Greenhouse Gas Reduction Plan

[2] The 2022 California Green Building Standard Code became effective on January 1, 2023, however; it has since been amended on July 1, 2024 with the Intervening Code Cycle Update which is reflected in this report. Additionally, it should be noted that CALGreen is currently being updated, with the most recent draft update consisting of the 2025 California Green Building Code Standards that will be effective on January 1, 2025. As construction of the Project is anticipated to be completed in 2026, it is presumed that the Project would be required to comply with the Title 24 standards in place at that time.

San Bernardino County, led by SBCTA, adopted the Regional Greenhouse Gas Reduction Plan in March 2021. This plan outlines strategies to reduce GHG emissions in transportation, energy, waste, and land use. Developed in response to AB 32, the plan includes actions that can be adopted by the 25 Partnership Jurisdictions in the county. While the plan provides the basic components of a GHG reduction strategy, each jurisdiction will need to customize it with specific schedules, funding, and implementation actions, as well as refine the monitoring and adaptation components.

County of San Bernardino Greenhouse Gas Emissions Reduction Plan and GHG Development Review Process

In response to SBCTA's Regional Greenhouse Gas Reduction Plan, the County of San Bernardino adopted a GHG Emissions Reduction Plan (Reduction Plan) in September 2011. The Reduction Plan contains further guidance on the County of San Bernardino's GHG Inventory reduction goals, policies, guidelines, and implementation programs. The purpose of the Reduction Plan is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of San Bernardino (24). The Reduction Plan provided the GHG emissions inventory for the year 2007, and target for reducing GHG emissions 15% below 2007 levels by 2020. The County has implemented strategies to reduce its GHG emissions identified in the 2011 Reduction Plan, which has helped the County meet its 2020 GHG reduction targets.

In September 2021, the County published the County of San Bernardino's GHG Emissions Reduction Plan Update (Reduction Plan Update) which set more ambitious targets, aligning with state regulations that require a 40% reduction in GHG emissions below 1990 levels by 2030. The update introduced enhanced strategies for renewable energy, energy efficiency, and transportation improvements while also emphasizing climate resilience and adaptation. It ensured consistency with state and regional goals, increased public engagement, and established robust monitoring and reporting mechanisms to track progress. This comprehensive update reflects a strengthened commitment to addressing climate change through more rigorous goals and effective implementation measures (43).

As part of the Reduction Plan Update, the County of San Bernardino published a GHG Development Review Process that specifies a two-step approach in quantifying GHG emissions. First, a screening threshold of 3,000 $MTCO_2e/yr$ is used to determine if additional analysis is required. Projects that exceed the 3,000 $MTCO_2e/yr$ are required to either achieve a minimum 100 points per the Screening Tables or a 31% reduction over 2007 emissions levels. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions (26).

GHG Impacts

Standards of Significance

According to the CEQA Guidelines Appendix G thresholds, to determine whether impacts from GHG emissions are significant. Would the project:

- Threshold 1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

- Threshold 2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

The evaluation of an impact under CEQA requires measuring data from a project against both existing conditions and a "threshold of significance." For establishing significance thresholds, the Office of Planning and Research's amendments to the CEQA Guidelines Section 15064.7(c) state "[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

CEQA Guidelines Section 15064.4(a) further states, ". . . A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . .; or (2) Rely on a qualitative analysis or performance-based standards."

CEQA Guidelines Section 15064.4 provides that a lead agency should consider the following factors, among others, in assessing the significance of impacts from GHG emissions:

- Consideration #1: The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting.
- Consideration #2: Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- Consideration #3: The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of GHG emissions. In determining the significance of impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable.

DISCUSSION ON ESTABLISHMENT OF SIGNIFICANCE THRESHOLDS

According to the MDAQMD's CEQA and Federal Conformity Guidelines, a project is significant if it triggers or exceeds the most appropriate evaluation criteria. The MDAQMD states that in general, for GHG emissions, the significance emission threshold of 100,000 Tons CO_2e per year (90,718.5 $MTCO_2e/yr$[3]) is sufficient (22). A significant project must incorporate mitigation sufficient to reduce its impact to a level that is not significant. A project that cannot be mitigated to a level that is not significant must incorporate all feasible mitigation.

Additionally, the County of San Bernardino adopted the GHG Reduction Plan Update in June 2021. The GHG Reduction Plan Update provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the

[3] The threshold was converted from tons to metric tons (MT) to ensure a consistent, apples-to-apples comparison with the Project's GHG emissions which CalEEMod reports in MT. This conversion ensures that the GHG emissions from the Project can be directly compared to the threshold, allowing for a more accurate and consistent evaluation.

County of San Bernardino (46) . The County includes a GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions (46). First, a screening threshold of 3,000 $MTCO_2e/yr$ is used to determine if additional analysis is required. Projects that exceed the 3,000 $MTCO_2e/yr$ will be required to either achieve a minimum 100 points per the Screening Tables or a 31% reduction over 2007 emissions levels. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

GHG IMPACTS – CONSISTENCY WITH THRESHOLD NO. 1

Would the Project have the potential to generate direct or indirect GHG emissions that would result in a significant impact on the environment?

EXISTING

As previously stated, the Project site is currently developed with 6,223 square foot event and hospitality space (Soundstage) and 831 square foot commercial structure (Gazette). The existing commercial structure (Gazette) is proposed to be redeveloped as an ice cream/coffee shop. The estimated GHG emissions from the commercial structure (Gazette) are summarized in Table 7. Detailed operation model outputs are presented in Appendix 2.

TABLE 7: OPERATIONAL EMISSIONS FROM EXISTING DEVELOPMENT

Source	Emissions (MT/yr)				
	CO_2T	CH_4	N_2O	R	Total CO_2E
Mobile	43.60	< 0.005	< 0.005	0.07	44.20
Area	0.01	< 0.005	< 0.005	<0.01	0.01
Energy	3.49	< 0.005	< 0.005	<0.01	3.50
Water	0.18	< 0.005	< 0.005	<0.01	0.34
Waste	0.07	0.01	<0.01	<0.01	0.24
Refrigeration	<0.01	<0.01	<0.01	< 0.005	< 0.005
Total CO_2E (All Sources)	48.29				

PROPOSED PROJECT

The estimated GHG emissions for Project are summarized in Table 8. The estimated GHG emissions include emissions from Carbon Dioxide (CO_2), Methane (CH_4), Nitrous Oxide (N_2O), and Refrigerants (R). As shown in Table 8, the Project would generate a total of approximately 1,575.07 $MTCO_2e/yr$, which would not exceed the MDAQMD's screening threshold of 90,718.5 $MTCO_2e/yr$ or the County's screening threshold of 3,000 $MTCO_2e/yr$. This would be considered a less than significant impact. Detailed construction and operation model outputs are presented in Appendix 1.

TABLE 8: TOTAL PROJECT GHG EMISSIONS

Source	Emissions (MT/yr)				
	CO_2T	CH_4	N_2O	R	Total CO_2E
Annual construction emissions amortized over 30 years	22.17	3.33E-04	1.67E-03	0.01	22.63
Mobile	1,431.00	0.05	0.06	2.30	1,454.00
Area	0.18	< 0.005	< 0.005	<0.01	0.18
Energy	93.00	0.01	< 0.005	<0.01	94.00
Water	4.20	1.00	< 0.005	<0.01	31.00
Waste	6.10	0.61	<0.01	<0.01	21.00
Refrigeration	<0.01	<0.01	<0.01	0.55	0.55
Total CO_2E (All Sources)	1,623.36				
Existing	*48.29*				
Net New Emissions (Project - Existing)	1,575.07				
Screening Threshold (CO_2E)	3,000				
Threshold Exceeded?	NO				

GHG IMPACTS – CONSISTENCY WITH THRESHOLD NO. 2

Would the Project have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?

Pursuant to 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions (23).

CONSISTENCY WITH THE 2022 SCOPING PLAN

The Project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project will comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. As such, the Project would be consistent with the 2022 Scoping Plan.

CONSISTENCY WITH SCAG RTP/SCS

The *2016-2040 RTP/SCS* indicates that the project site is located in a jobs poor area. Providing more jobs may reduce regional GHG emissions and reduce regional VMT as it will provide local jobs to achieve a more favorable jobs-housing balance.

The project will employ approximately 10 full time employees and 10 part time employees and will operate Monday – Sunday from 8:00 AM – 12:00 AM (29). According to SCAG's *2024-2050 RTP/SCS*, employment within San Bernardino County in 2019 is approximately 860,000 jobs with an anticipated increase to approximately 1,145,000 jobs by 2045, a growth of approximately 285,000

jobs (30). The proposed Project represents 0.004% of the anticipated increase in jobs, and therefore, would not result in long-term operational employment growth that exceeds planned growth projections in the RTP/SCS or the AQMP, or result in employment growth that would substantially add to traffic congestion.

Consistency with County of San Bernardino Greenhouse Gas Emissions Reduction Plan and GHG Development Review Process

The County of San Bernardino adopted the Reduction Plan in September 2011 (updated June 2021), which provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of San Bernardino (47).

The County includes a GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions (12). First, a screening threshold of 3,000 $MTCO_2e/yr$ is used to determine if additional analysis is required. Projects that exceed the 3,000 $MTCO_2e/yr$ will be required to either achieve a minimum 100 points per the Screening Tables or a 31% reduction over 2007 emissions levels. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

As previously shown in Table 8, the Project will result in approximately 1,575.07 $MTCO_2e/yr$; the proposed Project would not exceed the screening threshold of 3,000 $MTCO_2e/yr$. This would be considered a less than significant impact.

Since the County's Reduction Plan was developed in response to SBCTA's Regional Greenhouse Gas Reduction Plan, and because the Project consistent with the County's Reduction Plan, it is also consistent with the goals outlined in SBCTA's Regional Greenhouse Gas Reduction Plan.

CONCLUSION

In summary, the results of the assessment indicate that the Project would result in a less than significant with respect to air quality and GHGs. If you have any questions, please contact me directly at hqureshi@urbanxroads.com.

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APPENDIX 1:

PROJECT CALEEMOD OUTPUT FILES

Pioneertown Mane Street Preservation (Operations) Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Pioneertown Mane Street Preservation (Operations)
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.6
Precipitation (days)	3.0
Location	34.15675978614381, -116.49523932471546
County	San Bernardino-Mojave Desert
City	Unincorporated
Air District	Mojave Desert AQMD
Air Basin	Mojave Desert
TAZ	5144
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.33

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
Fast Food Restaurant w/o Drive Thru	5.9	1000sqft	0.43	5,911	13,033	—	—	—

Parking Lot	55	Space	0.22	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	25	1000sqft	0.58	0.00	0.00	—	—	—
Other Asphalt Surfaces	20	1000sqft	0.47	0.00	0.00	—	—	—
Arena	6.2	1000sqft	0.14	6,223	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.9	3.6	4.2	38	0.09	0.09	7.8	7.8	0.09	2.0	2.1	37	9,870	9,907	10	0.39	35	10,312
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.5	3.2	4.5	28	0.08	0.09	7.8	7.8	0.09	2.0	2.1	37	9,045	9,082	10	0.41	4.2	9,460
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.6	3.2	4.6	31	0.09	0.09	7.7	7.8	0.09	2.0	2.0	37	9,234	9,270	10	0.41	17	9,663
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.65	0.59	0.85	5.7	0.02	0.02	1.4	1.4	0.02	0.36	0.37	6.1	1,529	1,535	1.7	0.07	2.8	1,600
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Threshol	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Yes

2.5. Operations Emissions by Sector, Unmitigated

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

Sector	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	3.5	3.2	3.9	38	0.09	0.07	7.8	7.8	0.07	2.0	2.0	—	9,279	9,279	0.27	0.37	32	9,427
Area	0.37	0.37	< 0.005	0.53	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.2	2.2	< 0.005	< 0.005	—	2.2
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	563	563	0.05	< 0.005	—	565
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	26	26	6.1	0.02	—	185
Waste	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	129
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Total	3.9	3.6	4.2	38	0.09	0.09	7.8	7.8	0.09	2.0	2.1	37	9,870	9,907	10	0.39	35	10,312
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.2	2.9	4.3	28	0.08	0.07	7.8	7.8	0.07	2.0	2.0	—	8,457	8,457	0.27	0.38	0.83	8,578
Area	0.28	0.28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	563	563	0.05	< 0.005	—	565
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	26	26	6.1	0.02	—	185
Waste	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	129
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Total	3.5	3.2	4.5	28	0.08	0.09	7.8	7.8	0.09	2.0	2.1	37	9,045	9,082	10	0.41	4.2	9,460
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.2	2.9	4.4	31	0.08	0.07	7.7	7.8	0.07	2.0	2.0	—	8,644	8,644	0.27	0.39	14	8,780
Area	0.33	0.32	< 0.005	0.26	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.1	1.1	< 0.005	< 0.005	—	1.1

Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	563	563	0.05	< 0.005	—	565
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	26	26	6.1	0.02	—	185
Waste	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	129
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Total	3.6	3.2	4.6	31	0.09	0.09	7.7	7.8	0.09	2.0	2.0	37	9,234	9,270	10	0.41	17	9,663
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.58	0.53	0.80	5.6	0.02	0.01	1.4	1.4	0.01	0.36	0.37	—	1,431	1,431	0.05	0.06	2.3	1,454
Area	0.06	0.06	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.18	0.18	< 0.005	< 0.005	—	0.18
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	93	93	0.01	< 0.005	—	94
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	4.2	4.2	1.0	< 0.005	—	31
Waste	—	—	—	—	—	—	—	—	—	—	—	6.1	0.00	6.1	0.61	0.00	—	21
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.55	0.55
Total	0.65	0.59	0.85	5.7	0.02	0.02	1.4	1.4	0.02	0.36	0.37	6.1	1,529	1,535	1.7	0.07	2.8	1,600

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	3.5	3.2	3.9	38	0.09	0.07	7.8	7.8	0.07	2.0	2.0	—	9,279	9,279	0.27	0.37	32	9,427

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Arena	0.00	0.00	0.00	0.00	0.00	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	3.5	3.2	3.9	38	0.09	0.07	7.8	7.8	0.07	2.0	2.0	—	9,279	9,279	0.27	0.37	32	9,427
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	3.2	2.9	4.3	28	0.08	0.07	7.8	7.8	0.07	2.0	2.0	—	8,457	8,457	0.27	0.38	0.83	8,578
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Arena	0.00	0.00	0.00	0.00	0.00	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	3.2	2.9	4.3	28	0.08	0.07	7.8	7.8	0.07	2.0	2.0	—	8,457	8,457	0.27	0.38	0.83	8,578
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	0.58	0.53	0.80	5.6	0.02	0.01	1.4	1.4	0.01	0.36	0.37	—	1,431	1,431	0.05	0.06	2.3	1,454
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Arena	0.00	0.00	0.00	0.00	0.00	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	0.58	0.53	0.80	5.6	0.02	0.01	1.4	1.4	0.01	0.36	0.37	—	1,431	1,431	0.05	0.06	2.3	1,454

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	197	197	0.02	< 0.005	—	198
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	8.0	8.0	< 0.005	< 0.005	—	8.0
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	—	56	56	0.01	< 0.005	—	57
Total	—	—	—	—	—	—	—	—	—	—	—	—	261	261	0.02	< 0.005	—	262

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	197	197	0.02	< 0.005	—	198
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	8.0	8.0	< 0.005	< 0.005	—	8.0
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	—	56	56	0.01	< 0.005	—	57
Total	—	—	—	—	—	—	—	—	—	—	—	—	261	261	0.02	< 0.005	—	262
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	33	33	< 0.005	< 0.005	—	33
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	1.3	1.3	< 0.005	< 0.005	—	1.3
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	—	9.3	9.3	< 0.005	< 0.005	—	9.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	43	43	< 0.005	< 0.005	—	43

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	216	216	0.02	< 0.005	—	217
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-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
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
Arena	0.01	< 0.005	0.07	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	86	86	0.01	< 0.005	—	86
Total	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	302	302	0.03	< 0.005	—	303
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	216	216	0.02	< 0.005	—	217
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-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

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
Arena	0.01	< 0.005	0.07	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	86	86	0.01	< 0.005	—	86
Total	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	302	302	0.03	< 0.005	—	303
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36	36	< 0.005	< 0.005	—	36
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-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
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
Arena	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14	14	< 0.005	< 0.005	—	14
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	50	50	< 0.005	< 0.005	—	50

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.26	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.09	0.09	< 0.005	0.53	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.2	2.2	< 0.005	< 0.005	—	2.2
Total	0.37	0.37	< 0.005	0.53	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.2	2.2	< 0.005	< 0.005	—	2.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.26	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.28	0.28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.05	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.18	0.18	< 0.005	< 0.005	—	0.18
Total	0.06	0.06	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.18	0.18	< 0.005	< 0.005	—	0.18

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	0.00	11	11	2.5	0.01	—	75
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	0.00	15	15	3.7	0.01	—	110
Total	—	—	—	—	—	—	—	—	—	—	—	0.00	26	26	6.1	0.02	—	185
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	0.00	11	11	2.5	0.01	—	75
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	0.00	15	15	3.7	0.01	—	110
Total	—	—	—	—	—	—	—	—	—	—	—	0.00	26	26	6.1	0.02	—	185
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	0.00	1.8	1.8	0.41	< 0.005	—	12
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	0.00	2.4	2.4	0.61	< 0.005	—	18
Total	—	—	—	—	—	—	—	—	—	—	—	0.00	4.2	4.2	1.0	< 0.005	—	31

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	128
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	0.09	0.00	0.09	0.01	0.00	—	0.32
Total	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	129
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	128
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	0.09	0.00	0.09	0.01	0.00	—	0.32
Total	—	—	—	—	—	—	—	—	—	—	—	37	0.00	37	3.7	0.00	—	129
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	6.1	0.00	6.1	0.61	0.00	—	21
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Arena	—	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	6.1	0.00	6.1	0.61	0.00	—	21

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant w/o Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.55	0.55
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.55	0.55

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

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

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

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

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

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Fast Food Restaurant w/o Drive Thru	557	557	557	203,305	10,989	10,989	10,989	4,011,008
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Arena	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)

Fast Food Restaurant w/o Drive Thru	Wood Fireplaces	0	0
Fast Food Restaurant w/o Drive Thru	Gas Fireplaces	0	0
Fast Food Restaurant w/o Drive Thru	Propane Fireplaces	0	0
Fast Food Restaurant w/o Drive Thru	Electric Fireplaces	0	0
Fast Food Restaurant w/o Drive Thru	No Fireplaces	0	0
Fast Food Restaurant w/o Drive Thru	Conventional Wood Stoves	0	0
Fast Food Restaurant w/o Drive Thru	Catalytic Wood Stoves	0	0
Fast Food Restaurant w/o Drive Thru	Non-Catalytic Wood Stoves	0	0
Fast Food Restaurant w/o Drive Thru	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0
Other Non-Asphalt Surfaces	Wood Fireplaces	0	0
Other Non-Asphalt Surfaces	Gas Fireplaces	0	0
Other Non-Asphalt Surfaces	Propane Fireplaces	0	0
Other Non-Asphalt Surfaces	Electric Fireplaces	0	0
Other Non-Asphalt Surfaces	No Fireplaces	0	0
Other Non-Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Non-Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Non-Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Non-Asphalt Surfaces	Pellet Wood Stoves	0	0
Other Asphalt Surfaces	Wood Fireplaces	0	0

Other Asphalt Surfaces	Gas Fireplaces	0	0
Other Asphalt Surfaces	Propane Fireplaces	0	0
Other Asphalt Surfaces	Electric Fireplaces	0	0
Other Asphalt Surfaces	No Fireplaces	0	0
Other Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Pellet Wood Stoves	0	0
Arena	Wood Fireplaces	0	0
Arena	Gas Fireplaces	0	0
Arena	Propane Fireplaces	0	0
Arena	Electric Fireplaces	0	0
Arena	No Fireplaces	0	0
Arena	Conventional Wood Stoves	0	0
Arena	Catalytic Wood Stoves	0	0
Arena	Non-Catalytic Wood Stoves	0	0
Arena	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

—	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
undefined	0.00	0.00	18,201	6,067	0.00

5.10.3. Landscape Equipment

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

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Fast Food Restaurant w/o Drive Thru	207,279	346	0.0330	0.0040	675,455
Parking Lot	8,395	346	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00
Arena	59,353	346	0.0330	0.0040	266,880

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Fast Food Restaurant w/o Drive Thru	1,794,188	288,532
Parking Lot	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Arena	2,680,682	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Fast Food Restaurant w/o Drive Thru	68	0.00
Parking Lot	0.00	0.00

Other Non-Asphalt Surfaces	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Arena	0.17	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Fast Food Restaurant w/o Drive Thru	Household refrigerators and/or freezers	User Defined	150	0.00	0.60	0.00	1.00
Fast Food Restaurant w/o Drive Thru	Other commercial A/C and heat pumps	User Defined	750	1.8	4.0	4.0	18
Fast Food Restaurant w/o Drive Thru	Walk-in refrigerators and freezers	User Defined	150	< 0.005	7.5	7.5	20
Arena	Other commercial A/C and heat pumps	User Defined	750	< 0.005	4.0	4.0	18
Arena	Stand-alone retail refrigerators and freezers	User Defined	150	0.04	1.00	0.00	1.00
Arena	Walk-in refrigerators and freezers	User Defined	150	< 0.005	7.5	7.5	20

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	34	annual days of extreme heat
Extreme Precipitation	0.95	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	1.1	annual hectares burned

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

6.2. Initial Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

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

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

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

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	91
AQ-PM	1.5
AQ-DPM	0.29
Drinking Water	78
Lead Risk Housing	39
Pesticides	23
Toxic Releases	11
Traffic	3.9
Effect Indicators	—
CleanUp Sites	81
Groundwater	23

Haz Waste Facilities/Generators	22
Impaired Water Bodies	0.00
Solid Waste	91
Sensitive Population	—
Asthma	42
Cardio-vascular	74
Low Birth Weights	81
Socioeconomic Factor Indicators	—
Education	63
Housing	63
Linguistic	16
Poverty	87
Unemployment	99

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	24.47067881
Employed	1.591171564
Median HI	11.67714616
Education	—
Bachelor's or higher	35.41639933
High school enrollment	100
Preschool enrollment	1.873476197
Transportation	—
Auto Access	70.20402926
Active commuting	1.039394328

Social	—
2-parent households	21.05735917
Voting	77.86475042
Neighborhood	—
Alcohol availability	97.0101373
Park access	36.95624278
Retail density	0.166816374
Supermarket access	18.3498011
Tree canopy	0.564609265
Housing	—
Homeownership	83.48517901
Housing habitability	15.12896189
Low-inc homeowner severe housing cost burden	11.09970486
Low-inc renter severe housing cost burden	7.737713332
Uncrowded housing	53.4838958
Health Outcomes	—
Insured adults	21.36532786
Arthritis	0.0
Asthma ER Admissions	68.8
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	19.8
Cognitively Disabled	9.0
Physically Disabled	1.7

Heart Attack ER Admissions	39.4
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	96.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	15.6
SLR Inundation Area	0.0
Children	89.4
Elderly	6.5
English Speaking	85.0
Foreign-born	4.1
Outdoor Workers	12.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	98.7
Traffic Density	2.2
Traffic Access	23.0
Other Indices	—
Hardship	69.9
Other Decision Support	—
2016 Voting	86.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	57
Healthy Places Index Score for Project Location (b)	10.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	The Project includes a new 3,024 SF communal shaded and outdoor dining area, 225 SF of modular structures, a 1,831 SF wood deck, 13,033 SF landscape area, 2,029 SF paved area, 55 parking stalls on 21,924 SF of compacted soil. The Pioneertown Soundstage (6,223 SF) and Gazette (831 SF) will be sensitively restored. The Soundstage includes a 3,258 SF outdoor patio area.
Construction: Construction Phases	Construction will begin Quarter 4 2025 and end Quarter 4 2026
Construction: Off-Road Equipment	Crawler Tractors used in lieu of Tractors/Loaders/Backhoes. Additionally, hours of operational based on an 8-hour workday.

Construction: Trips and VMT	An estimated 10 workers will complete this phase of site preparation while Delivery of construction supplies and removal of any excavated materials, if necessary, will be accomplished using trucks during normal working hours, with a maximum of 30 round trips per day. As a conservative measure, this analysis will assume 20 worker trips per day and 30 vendor trips per day for all phases of construction.
Construction: Architectural Coatings	Parking area consists of compacted native soil.
Construction: Paving	Parking area consists of compacted native soil.
Operations: Vehicle Data	Trip characteristics based on information provided in the Traffic analysis
Operations: Architectural Coatings	Parking consists of compact native soil
Operations: Water and Waste Water	As part of the Project, the existing septic tank at Soundstage and Pioneertown Gazette to be removed and replaced with environmentally upgraded system. Based on consultation with the applicant
Operations: Refrigerants	As of 1 January 2022, new commercial refrigeration equipment may not use refrigerants with a GWP of 150 or greater. Further, R-404A (the CalEEMod default) is unacceptable for new supermarket and cold storage systems as of 1 January 2019 and 2023, respectively. Beginning 1 January 2025, all new air conditioning equipment may not use refrigerants with a GWP of 750 or greater.

APPENDIX 2:

EXISTING DEVELOPMENT CALEEMOD OUTPUT FILES

Pioneertown Mane Street Preservation (Existing Operations) Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Pioneertown Mane Street Preservation (Existing Operations)
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	3.00
Location	34.15675978614381, -116.49523932471546
County	San Bernardino-Mojave Desert
City	Unincorporated
Air District	Mojave Desert AQMD
Air Basin	Mojave Desert
TAZ	5144
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

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
General Office Building	0.83	1000sqft	0.02	831	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.10	0.12	1.16	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	0.70	305	305	0.08	0.01	0.98	312
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.10	0.09	0.13	0.83	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	0.70	279	280	0.08	0.01	0.03	286
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.10	0.09	0.14	0.92	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	0.70	285	286	0.08	0.01	0.43	292
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.02	0.02	0.02	0.17	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.12	47.2	47.3	0.01	< 0.005	0.07	48.3
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Yes

2.5. Operations Emissions by Sector, Unmitigated

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

Sector	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	0.09	0.08	0.12	1.12	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	283	283	0.01	0.01	0.98	287
Area	0.03	0.02	< 0.005	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.15	0.15	< 0.005	< 0.005	—	0.15
Energy	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.1	21.1	< 0.005	< 0.005	—	21.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Waste	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.11	0.10	0.12	1.16	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	0.70	305	305	0.08	0.01	0.98	312
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.08	0.07	0.13	0.83	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	257	257	0.01	0.01	0.03	261
Area	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.1	21.1	< 0.005	< 0.005	—	21.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Waste	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.10	0.09	0.13	0.83	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	0.70	279	280	0.08	0.01	0.03	286
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.08	0.07	0.13	0.90	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	263	263	0.01	0.01	0.42	267
Area	0.02	0.02	< 0.005	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.07	0.07	< 0.005	< 0.005	—	0.07
Energy	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.1	21.1	< 0.005	< 0.005	—	21.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Waste	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.10	0.09	0.14	0.92	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	0.70	285	286	0.08	0.01	0.43	292

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.01	0.01	0.02	0.16	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	43.6	43.6	< 0.005	< 0.005	0.07	44.2
Area	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.01	0.01	< 0.005	< 0.005	—	0.01
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.49	3.49	< 0.005	< 0.005	—	3.50
Water	—	—	—	—	—	—	—	—	—	—	—	0.05	0.13	0.18	< 0.005	< 0.005	—	0.34
Waste	—	—	—	—	—	—	—	—	—	—	—	0.07	0.00	0.07	0.01	0.00	—	0.24
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.02	0.02	0.02	0.17	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.12	47.2	47.3	0.01	< 0.005	0.07	48.3

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.09	0.08	0.12	1.12	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	283	283	0.01	0.01	0.98	287
Total	0.09	0.08	0.12	1.12	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	283	283	0.01	0.01	0.98	287
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.08	0.07	0.13	0.83	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	257	257	0.01	0.01	0.03	261
Total	0.08	0.07	0.13	0.83	< 0.005	< 0.005	0.24	0.24	< 0.005	0.06	0.06	—	257	257	0.01	0.01	0.03	261
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	0.01	0.01	0.02	0.16	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	43.6	43.6	< 0.005	< 0.005	0.07	44.2
Total	0.01	0.01	0.02	0.16	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	43.6	43.6	< 0.005	< 0.005	0.07	44.2

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	13.8	13.8	< 0.005	< 0.005	—	13.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	13.8	13.8	< 0.005	< 0.005	—	13.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	13.8	13.8	< 0.005	< 0.005	—	13.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	13.8	13.8	< 0.005	< 0.005	—	13.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	2.28	2.28	< 0.005	< 0.005	—	2.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	2.28	2.28	< 0.005	< 0.005	—	2.29

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.31	7.31	< 0.005	< 0.005	—	7.33
Total	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.31	7.31	< 0.005	< 0.005	—	7.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.31	7.31	< 0.005	< 0.005	—	7.33
Total	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.31	7.31	< 0.005	< 0.005	—	7.33
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.21
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.21

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.15	0.15	< 0.005	< 0.005	—	0.15
Total	0.03	0.02	< 0.005	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.15	0.15	< 0.005	< 0.005	—	0.15
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.01	0.01	< 0.005	< 0.005	—	0.01
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.01	0.01	< 0.005	< 0.005	—	0.01

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Total	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Total	—	—	—	—	—	—	—	—	—	—	—	0.28	0.81	1.09	0.03	< 0.005	—	2.03
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.05	0.13	0.18	< 0.005	< 0.005	—	0.34
Total	—	—	—	—	—	—	—	—	—	—	—	0.05	0.13	0.18	< 0.005	< 0.005	—	0.34

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Total	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Total	—	—	—	—	—	—	—	—	—	—	—	0.42	0.00	0.42	0.04	0.00	—	1.46
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.07	0.00	0.07	0.01	0.00	—	0.24
Total	—	—	—	—	—	—	—	—	—	—	—	0.07	0.00	0.07	0.01	0.00	—	0.24

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

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

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
General Office Building	12.0	12.0	12.0	4,380	336	336	336	122,596

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	1,247	416	—

5.10.3. Landscape Equipment

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

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	14,503	346	0.0330	0.0040	22,803

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	147,697	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	0.77	—

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
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

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	34.1	annual days of extreme heat
Extreme Precipitation	0.95	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	1.06	annual hectares burned

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

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

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

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

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

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

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	91.1
AQ-PM	1.49
AQ-DPM	0.29
Drinking Water	78.4
Lead Risk Housing	38.6
Pesticides	23.1
Toxic Releases	10.8
Traffic	3.86
Effect Indicators	—
CleanUp Sites	81.4
Groundwater	23.4
Haz Waste Facilities/Generators	22.0
Impaired Water Bodies	0.00
Solid Waste	91.4
Sensitive Population	—
Asthma	41.5
Cardio-vascular	73.7
Low Birth Weights	81.3
Socioeconomic Factor Indicators	—
Education	62.9
Housing	63.3
Linguistic	16.4
Poverty	87.2
Unemployment	98.8

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	24.47067881
Employed	1.591171564
Median HI	11.67714616
Education	—
Bachelor's or higher	35.41639933
High school enrollment	100
Preschool enrollment	1.873476197
Transportation	—
Auto Access	70.20402926
Active commuting	1.039394328
Social	—
2-parent households	21.05735917
Voting	77.86475042
Neighborhood	—
Alcohol availability	97.0101373
Park access	36.95624278
Retail density	0.166816374
Supermarket access	18.3498011
Tree canopy	0.564609265
Housing	—
Homeownership	83.48517901
Housing habitability	15.12896189
Low-inc homeowner severe housing cost burden	11.09970486
Low-inc renter severe housing cost burden	7.737713332

Uncrowded housing	53.4838958
Health Outcomes	—
Insured adults	21.36532786
Arthritis	0.0
Asthma ER Admissions	68.8
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	19.8
Cognitively Disabled	9.0
Physically Disabled	1.7
Heart Attack ER Admissions	39.4
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	96.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	15.6
SLR Inundation Area	0.0

Children	89.4
Elderly	6.5
English Speaking	85.0
Foreign-born	4.1
Outdoor Workers	12.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	98.7
Traffic Density	2.2
Traffic Access	23.0
Other Indices	—
Hardship	69.9
Other Decision Support	—
2016 Voting	86.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	57.0
Healthy Places Index Score for Project Location (b)	10.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	The Project includes a new 3,024 SF communal shaded and outdoor dining area, 225 SF of modular structures, a 1,831 SF wood deck, 13,033 SF landscape area, 2,029 SF paved area, 55 parking stalls on 21,924 SF of compacted soil. The Pioneertown Soundstage (6,223 SF) and Gazette (831 SF) will be sensitively restored. The Soundstage includes a 3,258 SF outdoor patio area.
Construction: Construction Phases	Construction will begin Quarter 4 2025 and end Quarter 4 2026
Construction: Off-Road Equipment	Crawler Tractors used in lieu of Tractors/Loaders/Backhoes. Additionally, hours of operational based on an 8-hour workday.
Construction: Trips and VMT	An estimated 10 workers will complete this phase of site preparation while Delivery of construction supplies and removal of any excavated materials, if necessary, will be accomplished using trucks during normal working hours, with a maximum of 30 round trips per day. As a conservative measure, this analysis will assume 20 worker trips per day and 30 vendor trips per day for all phases of construction.
Construction: Architectural Coatings	Parking area consists of compacted native soil.
Construction: Paving	Parking area consists of compacted native soil.
Operations: Vehicle Data	Trip characteristics based on information provided in the Traffic analysis
Operations: Architectural Coatings	Parking consists of compact native soil
Operations: Refrigerants	As of 1 January 2022, new commercial refrigeration equipment may not use refrigerants with a GWP of 150 or greater. Further, R-404A (the CalEEMod default) is unacceptable for new supermarket and cold storage systems as of 1 January 2019 and 2023, respectively. Beginning 1 January 2025, all new air conditioning equipment may not use refrigerants with a GWP of 750 or greater.