

**DATE:** February 6, 2025  
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**FROM:** Haseeb Qureshi, Urban Crossroads, Inc.  
Shannon Wong  
**JOB NO:** 14722-05 VMT

## WATSON HIGH DESERT LOGISTICS VEHICLE MILES TRAVELED (VMT) COMPARISON

Nicole Morse,

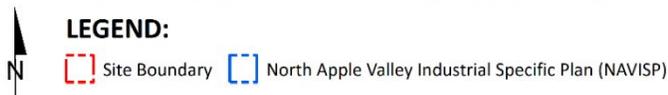
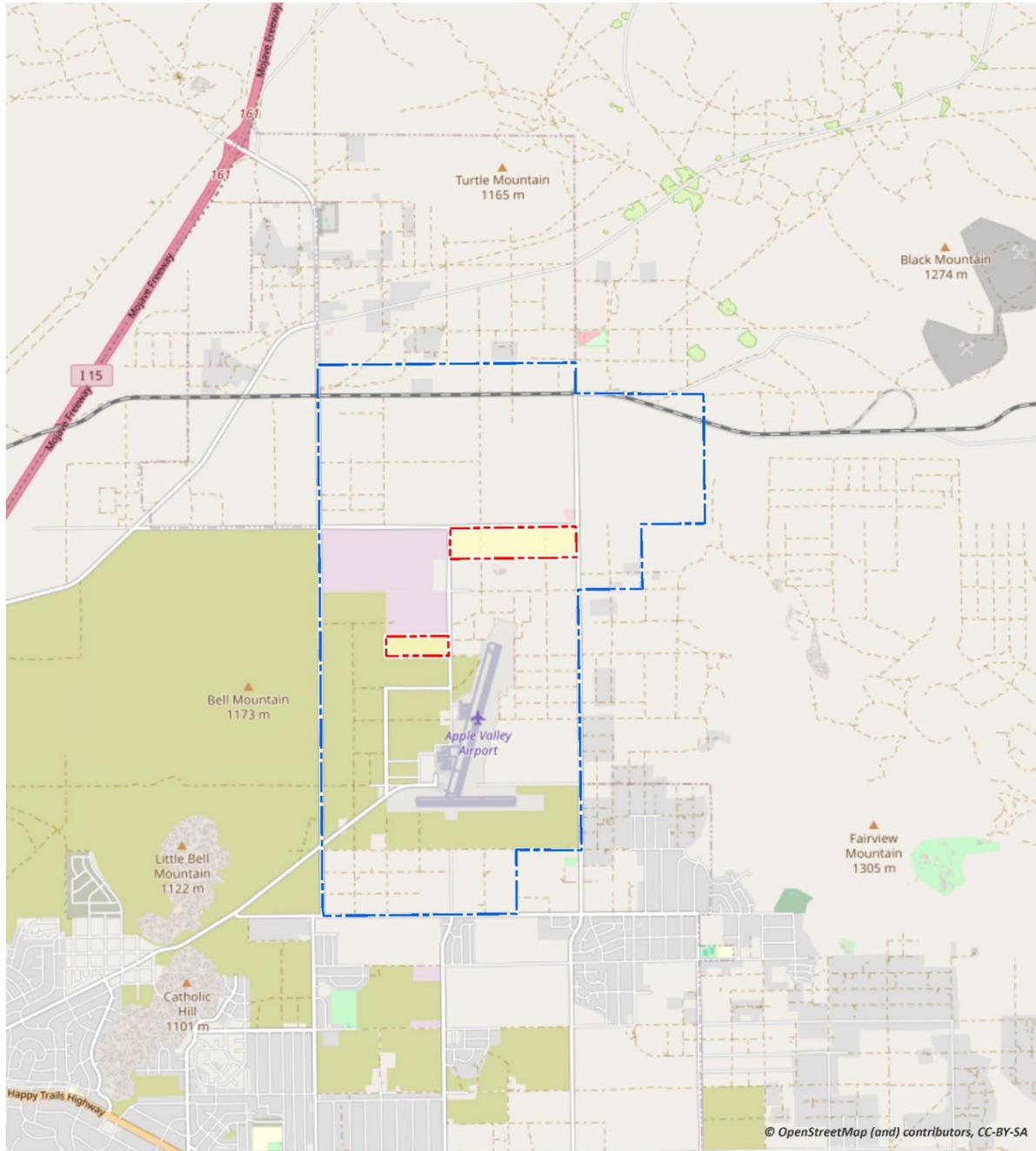
Urban Crossroads, Inc. is pleased to provide the following Vehicle Miles Traveled (VMT) Comparison for the Watson High Desert Logistics (**Project**), which is comprised of two sites located within the North Apple Valley Industrial Specific Plan (NAVISP) in the Town of Apple Valley, as shown on Exhibit 1. The West site is located on the northwest corner of Navajo Road and Los Padres Road, which is immediately south of the existing Big Lots distribution center facility. The East site is located on the southeast corner of Navajo Road and Johnson Road.

The purpose of this analysis is to compare the VMT for the **Project** with the two General Plan buildout scenarios. **Scenario 1** is buildout of industrial lands under the 2009 General Plan EIR Buildout, and **Scenario 2** is buildout of industrial lands under Current Land Use Conditions (2024), including planned industrial projects, including the proposed **Project**.

## PROJECT OVERVIEW

The **Project** consists of the development of three industrial warehouse and distribution buildings within two sites totaling 3,729,100 square feet. The West site consists of a single 896,500-square-foot warehouse building and the East site consists of two buildings (Building 1 with 1,631,800 square feet and Building 2 with 1,200,800 square feet). The Project is anticipated to include up to 15% or 559,365 square feet of High-Cube Cold Storage Warehouse use. The Project is anticipated to have an Opening Year of 2027 (for all three buildings).

### EXHIBIT 1: LOCATION MAP



## VMT ANALYSIS

### **SCENARIO 1 (2009 GENERAL PLAN EIR BUILDOUT)**

Scenario 1 assumes the buildout of the 2009 General Plan EIR. Trips were taken from the *North Apple Valley Industrial Area Cumulative Trip Generation Assessment* which disclosed traffic trips generated by industrial uses in the 2009 General Plan EIR (1).

The following assumptions were utilized in the updated CalEEMod run and are based on assumptions disclosed in the 2009 General Plan EIR:

- Industrial development would be 25% warehouse uses and 75% miscellaneous industrial uses, as such for CalEEMod modeling purposes, 25% (15,270,350 SF) was modeled as unrefrigerated warehouse (no rail) and 75 percent (45,811,050 SF) was modeled as industrial park.
- Consistent with the 2009 General Plan EIR, it was assumed that buildout of industrial lands would occur in 2025.
- Based on the *North Apple Valley Industrial Area Cumulative Trip Generation Assessment*, the industrial land uses would generate 244,055 annual trips at buildout. These trips were then further broken down per land use using the same 25% (61,014 trips) for the unrefrigerated warehouse (no rail) use and 75% (183,041 trips) for the industrial park use. Additionally, it was assumed that all warehouse trips are long-haul truck trips for distribution and all industrial park trips are passenger vehicles. Passenger Car trip lengths were taken from the 2009 General Plan EIR which assumed an average trip length of 8.06 miles and truck trip lengths were taken from the Southern California Association of Government’s (SCAG) estimation of average truck trip length in its 2016 Regional Transportation Plan which discloses a 40-mile trip length, which is the current basis for the SCAQMD’s Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. CalEEMod has been utilized to develop VMT estimates for Scenario 1.

Table 1 summarizes the VMT results for **Scenario 1** 2009 General Plan EIR Buildout, which is based on the parameters summarized above. Detailed operation model outputs from CalEEMod which include VMT estimates are presented in Attachment A.

**TABLE 1: SCENARIO 1 VMT SUMMARY**

	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Scenario 1	3,915,862	1,029,484	494,503	1,100,386,327

### **SCENARIO 2 CURRENT LAND USE CONDITIONS (2024) INCLUDING THE PROJECT**

Scenario 2 assumes the buildout for currently developed, vacant and planned industrial projects in 2024 within the town of Apple Valley, which reflects the development that has or will actually occur compared to the 2009 General Plan EIR’s assumptions about future development. Development has not occurred at the speed anticipated in the 2009 General Plan EIR. Therefore, build out was assumed to occur in 2040 under Scenario 2, which is consistent with the 15 year

build out projection used for the 2009 General Plan EIR. Scenario 2 also includes the proposed Project.

Scenario 2 utilized the following assumptions and were modeled in CalEEMod:

- Industrial development would be 25% warehouse uses and 75% miscellaneous industrial uses, as such for CalEEMod modeling purposes, 25% (14,490,083 SF) was modeled as unrefrigerated warehouse (no rail) and 75 percent (43,470,248 SF) was modeled as industrial park.
- It was assumed that buildout of industrial lands would occur in 2040.
- Based on the *North Apple Valley Industrial Area Cumulative Trip Generation Assessment*, the industrial land uses would generate 217,213 annual trips at buildout. These trips were then further broken down per land use using the same 25% (54,303 trips) for the unrefrigerated warehouse (no rail) use and 75% (162,910 trips) for the industrial park use. Additionally, it was assumed that all warehouse trips are long-haul truck trips for distribution and all industrial park trips are passenger vehicles. Similar to Scenario 1, Passenger Car trip lengths were taken from the 2009 General Plan EIR which assumed an average trip length of 8.06 miles and truck trip lengths were taken from the Southern California Association of Government's (SCAG) estimation of average truck trip length in its 2016 Regional Transportation Plan which discloses a 40-mile trip length, which is the current basis for the SCAQMD's Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. CalEEMod has been utilized to develop VMT estimates for Scenario 2.

Table 2 summarizes the VMT results for **Scenario 2** Current Land Use Conditions (2024) Including the Project which is based on the parameters summarized above. Detailed operation model outputs from CalEEMod which include VMT estimates are presented in Attachment B.

**TABLE 2: SCENARIO 2 VMT SUMMARY**

	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Scenario 2	3,485,183	976,881	469,235	984,041,510

**VMT COMPARISON**

As shown in Table 3, Scenario 2, which includes the proposed Project, is anticipated to generate a net reduction in weekday, weekend, and annual VMT compared to what would otherwise occur under Scenario 1 (2009 General Plan EIR Buildout).

**TABLE 3: VMT COMPARISON**

	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Scenario 1	3,915,862	1,029,484	494,503	1,100,386,327
Scenario 2	3,485,183	976,881	469,235	984,041,510
<b>Net Reduction</b>	<b>-430,680</b>	<b>-52,603</b>	<b>-25,268</b>	<b>-116,344,817</b>

**ATTACHMENT A**  
**CALEEMOD SCENARIO 1 (2009 GENERAL PLAN EIR BUILDOUT)**  
**MODEL OUTPUTS**

# 14722 Scenario 1 Detailed Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	14722 Scenario 1
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	5.00
Precipitation (days)	12.4
Location	34.621882379156204, -117.20120788063686
County	San Bernardino-Mojave Desert
City	Apple Valley
Air District	Mojave Desert AQMD
Air Basin	Mojave Desert
TAZ	5160
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southwest Gas Corp.
App Version	2022.1.1.25

## 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
Unrefrigerated Warehouse-No Rail	15,270	1000sqft	1,779	15,270,350	2,290,553	—	—	—

Industrial Park	45,811	1000sqft	5,336	45,811,050	6,871,658	—	—	—
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### 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.	3,171	2,968	7,571	13,389	63.3	192	3,135	3,327	186	826	1,012	45,401	7,670,385	7,715,785	4,792	643	41,467	8,068,716
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2,611	2,444	7,915	9,337	62.0	188	3,135	3,322	182	826	1,008	45,401	7,538,096	7,583,497	4,795	647	12,691	7,908,968
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2,633	2,472	6,126	9,259	47.9	159	2,376	2,535	155	625	779	45,401	6,076,118	6,121,518	4,780	480	21,351	6,405,490
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	481	451	1,118	1,690	8.75	29.0	434	463	28.2	114	142	7,517	1,005,971	1,013,487	791	79.5	3,535	1,060,502

### 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	1,206	1,093	6,567	9,908	57.3	113	3,135	3,248	108	826	934	—	5,944,577	5,944,577	80.3	617	29,542	6,160,134
Area	1,857	1,821	22.4	2,656	0.16	4.72	—	4.72	3.57	—	3.57	—	10,924	10,924	0.46	0.09	—	10,964
Energy	108	54.0	982	825	5.89	74.6	—	74.6	74.6	—	74.6	—	1,694,435	1,694,435	153	8.21	—	1,700,710
Water	—	—	—	—	—	—	—	—	—	—	—	7,050	20,448	27,498	725	17.4	—	50,807
Waste	—	—	—	—	—	—	—	—	—	—	—	38,351	0.00	38,351	3,833	0.00	—	134,176
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Total	3,171	2,968	7,571	13,389	63.3	192	3,135	3,327	186	826	1,012	45,401	7,670,385	7,715,785	4,792	643	41,467	8,068,716
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1,118	1,005	6,933	8,512	56.1	113	3,135	3,248	108	826	934	—	5,823,212	5,823,212	83.6	622	766	6,011,349
Area	1,385	1,385	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	108	54.0	982	825	5.89	74.6	—	74.6	74.6	—	74.6	—	1,694,435	1,694,435	153	8.21	—	1,700,710
Water	—	—	—	—	—	—	—	—	—	—	—	7,050	20,448	27,498	725	17.4	—	50,807
Waste	—	—	—	—	—	—	—	—	—	—	—	38,351	0.00	38,351	3,833	0.00	—	134,176
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Total	2,611	2,444	7,915	9,337	62.0	188	3,135	3,322	182	826	1,008	45,401	7,538,096	7,583,497	4,795	647	12,691	7,908,968
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	908	819	5,133	7,124	42.0	82.2	2,376	2,458	78.4	625	703	—	4,355,847	4,355,847	68.6	455	9,427	4,502,465

Area	1,618	1,600	11.0	1,310	0.08	2.33	—	2.33	1.76	—	1.76	—	5,387	5,387	0.23	0.05	—	5,407
Energy	108	54.0	982	825	5.89	74.6	—	74.6	74.6	—	74.6	—	1,694,435	1,694,435	153	8.21	—	1,700,710
Water	—	—	—	—	—	—	—	—	—	—	—	7,050	20,448	27,498	725	17.4	—	50,807
Waste	—	—	—	—	—	—	—	—	—	—	—	38,351	0.00	38,351	3,833	0.00	—	134,176
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Total	2,633	2,472	6,126	9,259	47.9	159	2,376	2,535	155	625	779	45,401	6,076,118	6,121,518	4,780	480	21,351	6,405,490
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	166	149	937	1,300	7.66	15.0	434	449	14.3	114	128	—	721,160	721,160	11.4	75.3	1,561	745,434
Area	295	292	2.01	239	0.01	0.42	—	0.42	0.32	—	0.32	—	892	892	0.04	0.01	—	895
Energy	19.7	9.86	179	151	1.08	13.6	—	13.6	13.6	—	13.6	—	280,533	280,533	25.4	1.36	—	281,572
Water	—	—	—	—	—	—	—	—	—	—	—	1,167	3,385	4,553	120	2.88	—	8,412
Waste	—	—	—	—	—	—	—	—	—	—	—	6,349	0.00	6,349	635	0.00	—	22,214
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,974	1,974
Total	481	451	1,118	1,690	8.75	29.0	434	463	28.2	114	142	7,517	1,005,971	1,013,487	791	79.5	3,535	1,060,502

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated	381	320	6,224	3,641	46.0	108	2,112	2,220	103	568	671	—	4,808,589	4,808,589	26.1	584	25,566	5,008,719
Industrial Park	825	773	343	6,267	11.2	5.08	1,023	1,028	4.69	258	262	—	1,135,987	1,135,987	54.2	33.9	3,976	1,151,415
Total	1,206	1,093	6,567	9,908	57.3	113	3,135	3,248	108	826	934	—	5,944,577	5,944,577	80.3	617	29,542	6,160,134
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	371	311	6,555	3,587	46.0	108	2,112	2,220	103	568	671	—	4,809,656	4,809,656	25.7	586	663	4,985,501
Industrial Park	747	694	378	4,926	10.0	5.08	1,023	1,028	4.69	258	262	—	1,013,557	1,013,557	57.9	36.0	103	1,025,849
Total	1,118	1,005	6,933	8,512	56.1	113	3,135	3,248	108	826	934	—	5,823,212	5,823,212	83.6	622	766	6,011,349
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	49.0	41.1	876	471	6.06	14.2	276	291	13.6	74.4	88.0	—	574,677	574,677	3.08	70.1	1,319	596,950
Industrial Park	117	108	61.1	829	1.60	0.79	157	158	0.73	39.6	40.3	—	146,483	146,483	8.28	5.21	241	148,485
Total	166	149	937	1,300	7.66	15.0	434	449	14.3	114	128	—	721,160	721,160	11.4	75.3	1,561	745,434

## 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
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	63,448	63,448	6.01	0.73	—	63,815
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	459,453	459,453	43.5	5.27	—	462,111
Total	—	—	—	—	—	—	—	—	—	—	—	—	522,901	522,901	49.5	6.00	—	525,926
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	63,448	63,448	6.01	0.73	—	63,815
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	459,453	459,453	43.5	5.27	—	462,111
Total	—	—	—	—	—	—	—	—	—	—	—	—	522,901	522,901	49.5	6.00	—	525,926
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	10,505	10,505	0.99	0.12	—	10,565
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	76,068	76,068	7.20	0.87	—	76,508
Total	—	—	—	—	—	—	—	—	—	—	—	—	86,572	86,572	8.19	0.99	—	87,073

#### 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	27.0	13.5	245	206	1.47	18.7	—	18.7	18.7	—	18.7	—	292,884	292,884	25.9	0.55	—	293,696
Industrial Park	81.0	40.5	736	619	4.42	56.0	—	56.0	56.0	—	56.0	—	878,651	878,651	77.8	1.65	—	881,088
Total	108	54.0	982	825	5.89	74.6	—	74.6	74.6	—	74.6	—	1,171,535	1,171,535	104	2.21	—	1,174,784
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	27.0	13.5	245	206	1.47	18.7	—	18.7	18.7	—	18.7	—	292,884	292,884	25.9	0.55	—	293,696
Industrial Park	81.0	40.5	736	619	4.42	56.0	—	56.0	56.0	—	56.0	—	878,651	878,651	77.8	1.65	—	881,088
Total	108	54.0	982	825	5.89	74.6	—	74.6	74.6	—	74.6	—	1,171,535	1,171,535	104	2.21	—	1,174,784
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	4.93	2.46	44.8	37.6	0.27	3.40	—	3.40	3.40	—	3.40	—	48,490	48,490	4.29	0.09	—	48,625
Industrial Park	14.8	7.39	134	113	0.81	10.2	—	10.2	10.2	—	10.2	—	145,471	145,471	12.9	0.27	—	145,874
Total	19.7	9.86	179	151	1.08	13.6	—	13.6	13.6	—	13.6	—	193,961	193,961	17.2	0.37	—	194,499

## 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	1,307	1,307	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	77.6	77.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	472	436	22.4	2,656	0.16	4.72	—	4.72	3.57	—	3.57	—	10,924	10,924	0.46	0.09	—	10,964
Total	1,857	1,821	22.4	2,656	0.16	4.72	—	4.72	3.57	—	3.57	—	10,924	10,924	0.46	0.09	—	10,964
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1,307	1,307	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	77.6	77.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1,385	1,385	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	239	239	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	14.2	14.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	42.5	39.2	2.01	239	0.01	0.42	—	0.42	0.32	—	0.32	—	892	892	0.04	0.01	—	895
Total	295	292	2.01	239	0.01	0.42	—	0.42	0.32	—	0.32	—	892	892	0.04	0.01	—	895

### 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,763	5,112	6,875	181	4.35	—	12,702
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	5,288	15,336	20,624	544	13.1	—	38,106
Total	—	—	—	—	—	—	—	—	—	—	—	7,050	20,448	27,498	725	17.4	—	50,807
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,763	5,112	6,875	181	4.35	—	12,702
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	5,288	15,336	20,624	544	13.1	—	38,106

Total	—	—	—	—	—	—	—	—	—	—	—	7,050	20,448	27,498	725	17.4	—	50,807
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	292	846	1,138	30.0	0.72	—	2,103
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	875	2,539	3,414	90.0	2.16	—	6,309
Total	—	—	—	—	—	—	—	—	—	—	—	1,167	3,385	4,553	120	2.88	—	8,412

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	7,736	0.00	7,736	773	0.00	—	27,066
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	30,615	0.00	30,615	3,060	0.00	—	107,111
Total	—	—	—	—	—	—	—	—	—	—	—	38,351	0.00	38,351	3,833	0.00	—	134,176
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	—	—	—	—	—	—	—	—	—	—	—	7,736	0.00	7,736	773	0.00	—	27,066
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	30,615	0.00	30,615	3,060	0.00	—	107,111
Total	—	—	—	—	—	—	—	—	—	—	—	38,351	0.00	38,351	3,833	0.00	—	134,176
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,281	0.00	1,281	128	0.00	—	4,481
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	5,069	0.00	5,069	507	0.00	—	17,733
Total	—	—	—	—	—	—	—	—	—	—	—	6,349	0.00	6,349	635	0.00	—	22,214

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,925	11,925
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,974	1,974
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,974	1,974

### 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)

Equipme 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)

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

### 4.10. Soil Carbon Accumulation By Vegetation Type

#### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Unrefrigerated Warehouse-No Rail	61,014	2,291	916	16,074,367	2,440,550	91,622	36,649	642,974,663
Industrial Park	183,041	116,360	56,806	56,750,827	1,475,312	937,862	457,854	457,411,663

### 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	91,622,100	30,540,700	—

#### 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)
Unrefrigerated Warehouse-No Rail	66,426,022	349	0.0330	0.0040	913,875,474
Industrial Park	481,016,025	349	0.0330	0.0040	2,741,626,423

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	919,773,243	13,208,065
Industrial Park	2,759,319,729	39,624,196

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	14,354	—
Industrial Park	56,806	—

## 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
Industrial Park	Other commercial A/C and heat pumps	R-410A	2,088	0.30	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
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## 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
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## 5.18.1. Biomass Cover Type

## 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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## 5.18.2. Sequestration

## 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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## 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	0.90	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.80	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  $\frac{3}{4}$  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	5	0	0	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	0	0	0	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	5	1	1	4
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	1	1	1	2

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	80.0
AQ-PM	7.52
AQ-DPM	21.9
Drinking Water	34.9
Lead Risk Housing	27.7
Pesticides	0.00
Toxic Releases	37.1
Traffic	59.7
Effect Indicators	—
CleanUp Sites	52.1
Groundwater	44.8
Haz Waste Facilities/Generators	16.6
Impaired Water Bodies	51.2

Solid Waste	84.7
Sensitive Population	—
Asthma	88.0
Cardio-vascular	89.5
Low Birth Weights	91.9
Socioeconomic Factor Indicators	—
Education	26.9
Housing	11.6
Linguistic	—
Poverty	52.5
Unemployment	90.6

## 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	44.97626075
Employed	30.46323624
Median HI	35.0442705
Education	—
Bachelor's or higher	42.93596818
High school enrollment	100
Preschool enrollment	39.79212113
Transportation	—
Auto Access	85.40998332
Active commuting	24.00872578
Social	—

2-parent households	51.18696266
Voting	75.34967278
Neighborhood	—
Alcohol availability	88.37418196
Park access	16.65597331
Retail density	8.469138971
Supermarket access	2.399589375
Tree canopy	0.71859361
Housing	—
Homeownership	62.60746824
Housing habitability	64.39112024
Low-inc homeowner severe housing cost burden	17.8108559
Low-inc renter severe housing cost burden	77.19748492
Uncrowded housing	68.66418581
Health Outcomes	—
Insured adults	64.22430386
Arthritis	4.4
Asthma ER Admissions	7.6
High Blood Pressure	8.9
Cancer (excluding skin)	9.1
Asthma	30.0
Coronary Heart Disease	6.8
Chronic Obstructive Pulmonary Disease	13.3
Diagnosed Diabetes	35.6
Life Expectancy at Birth	34.2
Cognitively Disabled	41.3
Physically Disabled	11.3

Heart Attack ER Admissions	2.7
Mental Health Not Good	48.5
Chronic Kidney Disease	20.1
Obesity	46.5
Pedestrian Injuries	48.3
Physical Health Not Good	39.9
Stroke	15.1
Health Risk Behaviors	—
Binge Drinking	57.0
Current Smoker	46.7
No Leisure Time for Physical Activity	58.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	58.1
Elderly	16.8
English Speaking	81.5
Foreign-born	11.0
Outdoor Workers	47.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	90.2
Traffic Density	37.9
Traffic Access	23.0
Other Indices	—
Hardship	32.7
Other Decision Support	—
2016 Voting	75.3

### 7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	65.0
Healthy Places Index Score for Project Location (b)	46.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

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

### 7.4. Health & Equity Measures

No Health & Equity Measures selected.

### 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

### 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

## 8. User Changes to Default Data

Screen	Justification
Operations: Vehicle Data	Trip rates adjusted based on Project traffic study. For analysis purposes it was assumed that all warehouse trips were long-haul truck trips for distribution, and all industrial park trips were passenger vehicles. Passenger vehicle trip lengths were derived from the 2009 EIR (Average 8.06 miles), and trip lengths for long-haul truck trips assumed a 40-mile trip length derived from the Southern California Association of Government's (SCAG) estimation of average truck trip length in its 2016 Regional Transportation Plan.
Land Use	Taken from 2009 General Plan and NAVISP acreages
Operations: Energy Use	Taken from assumptions provided from the General Plan
Operations: Water and Waste Water	Based on Water usage from General Plan

Operations: Fleet Mix

Passenger Car Mix estimated based on CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, MCY). Truck Fleet Mix based on CalEEMod defaults for 2, 3 and 4 axle trucks

**ATTACHMENT B**  
**CALEEMOD SCENARIO 2 CURRENT LAND USE CONDITIONS (2024)**  
**INCLUDING THE PROJECT MODEL OUTPUTS**

# 14722 Scenario 2 Detailed Report

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## 8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	14722 Scenario 2
Operational Year	2040
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	5.00
Precipitation (days)	12.4
Location	34.621882379156204, -117.20120788063686
County	San Bernardino-Mojave Desert
City	Apple Valley
Air District	Mojave Desert AQMD
Air Basin	Mojave Desert
TAZ	5160
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southwest Gas Corp.
App Version	2022.1.1.25

## 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
Unrefrigerated Warehouse-No Rail	14,490	1000sqft	333	14,490,083	2,173,512	—	—	—

Industrial Park	43,470	1000sqft	998	43,470,248	6,520,537	—	—	—
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### 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.	2,338	2,242	3,340	7,307	41.8	104	2,763	2,867	99.8	724	824	36,769	5,165,415	5,202,184	3,827	468	16,331	5,453,750
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1,857	1,796	3,481	4,069	40.8	99.5	2,763	2,863	96.4	724	821	36,769	5,068,386	5,105,155	3,828	470	11,446	5,352,338
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1,994	1,923	2,677	4,793	31.4	82.7	2,104	2,187	79.9	551	631	36,769	4,077,807	4,114,576	3,822	346	12,901	4,326,087
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	364	351	489	875	5.72	15.1	384	399	14.6	100	115	6,087	675,128	681,215	633	57.3	2,136	716,233

### 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	532	492	2,925	4,455	39.3	69.5	2,763	2,833	66.4	724	791	—	4,093,817	4,093,817	33.9	457	5,016	4,235,986
Area	1,763	1,728	21.2	2,521	0.15	4.48	—	4.48	3.38	—	3.38	—	10,366	10,366	0.43	0.09	—	10,403
Energy	43.4	21.7	394	331	2.37	30.0	—	30.0	30.0	—	30.0	—	1,060,421	1,060,421	116	9.93	—	1,066,288
Water	—	—	—	—	—	—	—	—	—	—	—	378	811	1,188	38.8	0.93	—	2,437
Waste	—	—	—	—	—	—	—	—	—	—	—	36,391	0.00	36,391	3,637	0.00	—	127,320
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315
Total	2,338	2,242	3,340	7,307	41.8	104	2,763	2,867	99.8	724	824	36,769	5,165,415	5,202,184	3,827	468	16,331	5,453,750
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	500	460	3,087	3,737	38.4	69.6	2,763	2,833	66.4	724	791	—	4,007,155	4,007,155	35.3	459	130	4,144,978
Area	1,314	1,314	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	43.4	21.7	394	331	2.37	30.0	—	30.0	30.0	—	30.0	—	1,060,421	1,060,421	116	9.93	—	1,066,288
Water	—	—	—	—	—	—	—	—	—	—	—	378	811	1,188	38.8	0.93	—	2,437
Waste	—	—	—	—	—	—	—	—	—	—	—	36,391	0.00	36,391	3,637	0.00	—	127,320
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315
Total	1,857	1,796	3,481	4,069	40.8	99.5	2,763	2,863	96.4	724	821	36,769	5,068,386	5,105,155	3,828	470	11,446	5,352,338
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	415	383	2,272	3,219	28.9	50.5	2,104	2,155	48.2	551	599	—	3,011,464	3,011,464	29.5	335	1,586	3,113,597
Area	1,535	1,518	10.5	1,243	0.07	2.21	—	2.21	1.67	—	1.67	—	5,112	5,112	0.21	0.04	—	5,130

Energy	43.4	21.7	394	331	2.37	30.0	—	30.0	30.0	—	30.0	—	1,060,42	1,060,42	116	9.93	—	1,066,28
Water	—	—	—	—	—	—	—	—	—	—	—	378	811	1,188	38.8	0.93	—	2,437
Waste	—	—	—	—	—	—	—	—	—	—	—	36,391	0.00	36,391	3,637	0.00	—	127,320
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315
Total	1,994	1,923	2,677	4,793	31.4	82.7	2,104	2,187	79.9	551	631	36,769	4,077,807	4,114,576	3,822	346	12,901	4,326,087
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	75.7	69.8	415	587	5.28	9.22	384	393	8.80	100	109	—	498,582	498,582	4.89	55.5	263	515,491
Area	280	277	1.91	227	0.01	0.40	—	0.40	0.30	—	0.30	—	846	846	0.04	0.01	—	849
Energy	7.92	3.96	72.0	60.5	0.43	5.47	—	5.47	5.47	—	5.47	—	175,565	175,565	19.3	1.64	—	176,536
Water	—	—	—	—	—	—	—	—	—	—	—	62.5	134	197	6.43	0.15	—	403
Waste	—	—	—	—	—	—	—	—	—	—	—	6,025	0.00	6,025	602	0.00	—	21,079
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,873	1,873
Total	364	351	489	875	5.72	15.1	384	399	14.6	100	115	6,087	675,128	681,215	633	57.3	2,136	716,233

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No Rail	111	95.4	2,780	1,179	31.1	67.6	1,853	1,921	64.6	495	560	—	3,267,687	3,267,687	8.09	438	4,649	3,402,937
Industrial Park	420	396	145	3,276	8.17	1.98	910	912	1.82	229	231	—	826,130	826,130	25.8	19.8	367	833,049
Total	532	492	2,925	4,455	39.3	69.5	2,763	2,833	66.4	724	791	—	4,093,817	4,093,817	33.9	457	5,016	4,235,986
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	107	91.6	2,928	1,177	31.1	67.6	1,853	1,921	64.6	495	560	—	3,268,954	3,268,954	7.96	438	121	3,399,818
Industrial Park	393	369	158	2,560	7.30	1.98	910	912	1.82	229	231	—	738,202	738,202	27.3	21.0	9.50	745,160
Total	500	460	3,087	3,737	38.4	69.6	2,763	2,833	66.4	724	791	—	4,007,155	4,007,155	35.3	459	130	4,144,978
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	14.4	12.3	389	154	4.10	8.91	243	252	8.52	64.9	73.4	—	390,824	390,824	0.96	52.4	240	406,698
Industrial Park	61.4	57.5	25.8	433	1.17	0.31	141	142	0.29	35.6	35.9	—	107,759	107,759	3.93	3.07	22.5	108,793
Total	75.7	69.8	415	587	5.28	9.22	384	393	8.80	100	109	—	498,582	498,582	4.89	55.5	263	515,491

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	47,817	47,817	6.05	0.73	—	48,187
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	542,038	542,038	68.6	8.31	—	546,230
Total	—	—	—	—	—	—	—	—	—	—	—	—	589,855	589,855	74.6	9.05	—	594,417
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	47,817	47,817	6.05	0.73	—	48,187
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	542,038	542,038	68.6	8.31	—	546,230
Total	—	—	—	—	—	—	—	—	—	—	—	—	589,855	589,855	74.6	9.05	—	594,417
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	7,917	7,917	1.00	0.12	—	7,978
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	89,741	89,741	11.4	1.38	—	90,435
Total	—	—	—	—	—	—	—	—	—	—	—	—	97,657	97,657	12.4	1.50	—	98,413

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	8.14	4.07	74.0	62.2	0.44	5.62	—	5.62	5.62	—	5.62	—	88,283	88,283	7.81	0.17	—	88,528
Industrial Park	35.2	17.6	320	269	1.92	24.3	—	24.3	24.3	—	24.3	—	382,283	382,283	33.8	0.72	—	383,343
Total	43.4	21.7	394	331	2.37	30.0	—	30.0	30.0	—	30.0	—	470,566	470,566	41.6	0.89	—	471,871
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	8.14	4.07	74.0	62.2	0.44	5.62	—	5.62	5.62	—	5.62	—	88,283	88,283	7.81	0.17	—	88,528
Industrial Park	35.2	17.6	320	269	1.92	24.3	—	24.3	24.3	—	24.3	—	382,283	382,283	33.8	0.72	—	383,343
Total	43.4	21.7	394	331	2.37	30.0	—	30.0	30.0	—	30.0	—	470,566	470,566	41.6	0.89	—	471,871
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.49	0.74	13.5	11.3	0.08	1.03	—	1.03	1.03	—	1.03	—	14,616	14,616	1.29	0.03	—	14,657
Industrial Park	6.43	3.22	58.5	49.1	0.35	4.44	—	4.44	4.44	—	4.44	—	63,291	63,291	5.60	0.12	—	63,467

Total	7.92	3.96	72.0	60.5	0.43	5.47	—	5.47	5.47	—	5.47	—	77,908	77,908	6.89	0.15	—	78,124
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### 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	1,240	1,240	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	73.6	73.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	449	414	21.2	2,521	0.15	4.48	—	4.48	3.38	—	3.38	—	10,366	10,366	0.43	0.09	—	10,403
Total	1,763	1,728	21.2	2,521	0.15	4.48	—	4.48	3.38	—	3.38	—	10,366	10,366	0.43	0.09	—	10,403
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1,240	1,240	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	73.6	73.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1,314	1,314	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer	226	226	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Architectural Coatings	13.4	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Landscape Equipment	40.4	37.3	1.91	227	0.01	0.40	—	0.40	0.30	—	0.30	—	846	846	0.04	0.01	—	849
Total	280	277	1.91	227	0.01	0.40	—	0.40	0.30	—	0.30	—	846	846	0.04	0.01	—	849

### 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	94.4	203	297	9.71	0.23	—	609
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	283	608	891	29.1	0.70	—	1,828
Total	—	—	—	—	—	—	—	—	—	—	—	378	811	1,188	38.8	0.93	—	2,437
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	94.4	203	297	9.71	0.23	—	609
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	283	608	891	29.1	0.70	—	1,828
Total	—	—	—	—	—	—	—	—	—	—	—	378	811	1,188	38.8	0.93	—	2,437
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	15.6	33.6	49.2	1.61	0.04	—	101
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	46.9	101	148	4.82	0.12	—	303
Total	—	—	—	—	—	—	—	—	—	—	—	62.5	134	197	6.43	0.15	—	403

### 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	7,341	0.00	7,341	734	0.00	—	25,683
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	29,050	0.00	29,050	2,903	0.00	—	101,638

Total	—	—	—	—	—	—	—	—	—	—	—	36,391	0.00	36,391	3,637	0.00	—	127,320
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	7,341	0.00	7,341	734	0.00	—	25,683
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	29,050	0.00	29,050	2,903	0.00	—	101,638
Total	—	—	—	—	—	—	—	—	—	—	—	36,391	0.00	36,391	3,637	0.00	—	127,320
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,215	0.00	1,215	121	0.00	—	4,252
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	4,810	0.00	4,810	481	0.00	—	16,827
Total	—	—	—	—	—	—	—	—	—	—	—	6,025	0.00	6,025	602	0.00	—	21,079

## 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11,315	11,315
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,873	1,873
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,873	1,873

### 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
Unrefrigerated Warehouse-No Rail	54,303	2,174	869	14,316,299	2,172,130	86,940	34,776	572,651,978
Industrial Park	162,910	110,414	53,903	51,040,885	1,313,053	889,940	434,459	411,389,532

### 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	86,940,497	28,980,166	—

### 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)
Unrefrigerated Warehouse-No Rail	66,925,391	261	0.0330	0.0040	275,466,321
Industrial Park	758,637,875	261	0.0330	0.0040	1,192,824,358

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	49,266,280	0.00
Industrial Park	147,798,843	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	13,621	—
Industrial Park	53,903	—

## 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
Industrial Park	Other commercial A/C and heat pumps	R-410A	2,088	0.30	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
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## 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
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### 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	0.90	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.80	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  $\frac{3}{4}$  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	5	0	0	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	0	0	0	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	5	1	1	4
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	1	1	1	2
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	80.0
AQ-PM	7.52
AQ-DPM	21.9
Drinking Water	34.9
Lead Risk Housing	27.7
Pesticides	0.00
Toxic Releases	37.1
Traffic	59.7
Effect Indicators	—
CleanUp Sites	52.1

Groundwater	44.8
Haz Waste Facilities/Generators	16.6
Impaired Water Bodies	51.2
Solid Waste	84.7
Sensitive Population	—
Asthma	88.0
Cardio-vascular	89.5
Low Birth Weights	91.9
Socioeconomic Factor Indicators	—
Education	26.9
Housing	11.6
Linguistic	—
Poverty	52.5
Unemployment	90.6

### 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	44.97626075
Employed	30.46323624
Median HI	35.0442705
Education	—
Bachelor's or higher	42.93596818
High school enrollment	100
Preschool enrollment	39.79212113
Transportation	—

Auto Access	85.40998332
Active commuting	24.00872578
Social	—
2-parent households	51.18696266
Voting	75.34967278
Neighborhood	—
Alcohol availability	88.37418196
Park access	16.65597331
Retail density	8.469138971
Supermarket access	2.399589375
Tree canopy	0.71859361
Housing	—
Homeownership	62.60746824
Housing habitability	64.39112024
Low-inc homeowner severe housing cost burden	17.8108559
Low-inc renter severe housing cost burden	77.19748492
Uncrowded housing	68.66418581
Health Outcomes	—
Insured adults	64.22430386
Arthritis	4.4
Asthma ER Admissions	7.6
High Blood Pressure	8.9
Cancer (excluding skin)	9.1
Asthma	30.0
Coronary Heart Disease	6.8
Chronic Obstructive Pulmonary Disease	13.3
Diagnosed Diabetes	35.6

Life Expectancy at Birth	34.2
Cognitively Disabled	41.3
Physically Disabled	11.3
Heart Attack ER Admissions	2.7
Mental Health Not Good	48.5
Chronic Kidney Disease	20.1
Obesity	46.5
Pedestrian Injuries	48.3
Physical Health Not Good	39.9
Stroke	15.1
Health Risk Behaviors	—
Binge Drinking	57.0
Current Smoker	46.7
No Leisure Time for Physical Activity	58.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	58.1
Elderly	16.8
English Speaking	81.5
Foreign-born	11.0
Outdoor Workers	47.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	90.2
Traffic Density	37.9
Traffic Access	23.0
Other Indices	—

Hardship	32.7
Other Decision Support	—
2016 Voting	75.3

### 7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	65.0
Healthy Places Index Score for Project Location (b)	46.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

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

### 7.4. Health & Equity Measures

No Health & Equity Measures selected.

### 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

### 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

## 8. User Changes to Default Data

Screen	Justification
Operations: Vehicle Data	Trip rates adjusted based on Project traffic study. For analysis purposes it was assumed that all warehouse trips were long-haul truck trips for distribution, and all industrial park trips were passenger vehicles. Passenger vehicle trip lengths were derived from the 2009 EIR (Average 8.06 miles), and trip lengths for long-haul truck trips assumed a 40-mile trip length derived from the Southern California Association of Government's (SCAG) estimation of average truck trip length in its 2016 Regional Transportation Plan.

Land Use	Taken from 2009 General Plan and NAVISP acreages
Operations: Energy Use	Taken from assumptions provided from the General Plan
Operations: Water and Waste Water	Indoor water demand was estimated using a demand factor of 3.4 gallons per square foot per year from the U.S. Energy Information Administration 2012 Commercial Buildings Energy Consumption Survey
Operations: Fleet Mix	Passenger Car Mix estimated based on CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, MCY). Truck Fleet Mix based on CalEEMod defaults for 2, 3 and 4 axle trucks