

197 W. Grand Mixed Use Development Project Summary Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	197 W. Grand Mixed Use Development Project
Construction Start Date	6/3/2025
Operational Year	2026
Lead Agency	City of Grover Beach
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.20
Precipitation (days)	1.60
Location	197 W Grand Ave, Grover Beach, CA 93433, USA
County	San Luis Obispo
City	Grover Beach
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3318
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.26

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
User Defined Commercial	2.00	User Defined Unit	0.00	2,500	979	—	—	—

Condo/Townhouse	23.0	Dwelling Unit	1.44	49,776	5,000	—	55.0	—
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1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-6	Use Diesel Particulate Filters
Construction	C-9	Use Dust Suppressants
Construction	C-10-B	Water Active Demolition Sites

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	135	135	19.2	16.5	0.05	0.71	8.08	8.79	0.64	3.70	4.33	—	6,190	6,190	0.30	0.61	7.39	6,388
Mit.	135	135	19.2	16.5	0.05	0.71	8.08	8.79	0.64	3.70	4.33	—	6,190	6,190	0.30	0.61	7.39	6,388
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.36	1.14	9.09	10.6	0.02	0.33	0.12	0.45	0.30	0.03	0.33	—	1,967	1,967	0.08	0.03	0.02	1,978
Mit.	1.36	1.14	9.09	10.6	0.02	0.33	0.12	0.45	0.30	0.03	0.33	—	1,967	1,967	0.08	0.03	0.02	1,978
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.76	4.70	4.61	5.04	0.01	0.17	0.33	0.51	0.16	0.12	0.28	—	1,035	1,035	0.04	0.04	0.22	1,047
Mit.	4.76	4.70	4.61	5.04	0.01	0.17	0.31	0.49	0.16	0.12	0.28	—	1,035	1,035	0.04	0.04	0.22	1,047
% Reduced	—	—	—	—	—	—	7%	4%	—	3%	1%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.87	0.86	0.84	0.92	< 0.005	0.03	0.06	0.09	0.03	0.02	0.05	—	171	171	0.01	0.01	0.04	173
Mit.	0.87	0.86	0.84	0.92	< 0.005	0.03	0.06	0.09	0.03	0.02	0.05	—	171	171	0.01	0.01	0.04	173
% Reduced	—	—	—	—	—	—	7%	4%	—	3%	1%	—	—	—	—	—	—	—

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.	2.55	2.49	0.64	4.45	0.01	0.03	0.42	0.44	0.02	0.11	0.13	22.3	871	893	2.31	0.04	2.27	966
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.39	2.34	0.66	3.28	0.01	0.02	0.42	0.44	0.02	0.11	0.13	22.3	852	875	2.32	0.04	0.41	946
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.43	2.38	0.62	4.12	0.01	0.02	0.37	0.40	0.02	0.10	0.12	22.3	805	828	2.31	0.04	1.10	898
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.44	0.43	0.11	0.75	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	3.69	133	137	0.38	0.01	0.18	149

6. Climate Risk Detailed Report

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	1	0	0	N/A
Wildfire	1	0	0	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	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
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.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	36.0
Healthy Places Index Score for Project Location (b)	55.0
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.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

197 W. Grand Mixed Use Development Project Quarterly Report

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 - 2.1.2. Construction Quarters
 - 2.4. Operations Emissions Compared Against Thresholds

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	197 W. Grand Mixed Use Development Project
Construction Start Date	6/3/2025
Operational Year	2026
Lead Agency	City of Grover Beach
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.20
Precipitation (days)	1.60
Location	197 W Grand Ave, Grover Beach, CA 93433, USA
County	San Luis Obispo
City	Grover Beach
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3318
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.26

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
User Defined Commercial	2.00	User Defined Unit	0.00	2,500	979	—	—	—

Condo/Townhouse	23.0	Dwelling Unit	1.44	49,776	5,000	—	55.0	—
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1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-6	Use Diesel Particulate Filters
Construction	C-9	Use Dust Suppressants
Construction	C-10-B	Water Active Demolition Sites

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions

2.1.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (ton/quarter) and GHGs (MT/quarter)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Q1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.05	0.51	0.54	< 0.005	0.02	0.06	0.08	0.02	0.02	0.04	—	108	108	< 0.005	< 0.005	0.06	109
Mit.	0.07	0.05	0.51	0.54	< 0.005	0.02	0.05	0.07	0.02	0.02	0.04	—	108	108	< 0.005	< 0.005	0.06	109
% Reduced	—	—	—	—	—	—	7%	5%	—	3%	2%	—	—	—	—	—	—	—
Q2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.09	0.07	0.58	0.69	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	116	116	< 0.005	< 0.005	0.01	117
Mit.	0.09	0.07	0.58	0.69	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	116	116	< 0.005	< 0.005	0.01	117
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Q3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.09	0.07	0.58	0.69	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	116	116	< 0.005	< 0.005	< 0.005	117

Mit.	0.09	0.07	0.58	0.69	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	116	116	< 0.005	< 0.005	< 0.005	117
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Q4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.73	0.72	0.41	0.49	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	81.7	81.7	< 0.005	< 0.005	0.01	82.2
Mit.	0.73	0.72	0.41	0.49	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	81.7	81.7	< 0.005	< 0.005	0.01	82.2
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Q5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.10	0.10	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.10	0.10	< 0.005	< 0.005	< 0.005	0.10
Mit.	0.10	0.10	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.10	0.10	< 0.005	< 0.005	< 0.005	0.10
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quarterly (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.67	0.67	0.57	0.65	< 0.005	0.02	0.03	0.03	0.02	0.02	0.02	—	106	106	< 0.005	< 0.005	0.03	107
Mit.	0.67	0.67	0.57	0.65	< 0.005	0.02	0.03	0.03	0.02	0.02	0.02	—	106	106	< 0.005	< 0.005	0.03	107
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.1.2. Construction Quarters

Quarter	Start Date	End Date	Length (days)
Q1	6/3/2025	9/1/2025	91
Q2	9/2/2025	12/1/2025	91
Q3	12/2/2025	3/2/2026	91
Q4	3/3/2026	6/1/2026	91
Q5	6/2/2026	6/3/2026	2

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (ton/quarter) and GHGs (MT/quarter)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Quarterly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.11	0.03	0.19	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	0.92	33.3	34.3	0.10	< 0.005	0.05	37.2