Exhibit H

Greenhouse Gas Emissions Technical Memorandum

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MEMORANDUM

To:	Brian Holland, 1 HSR GP, LLC
From:	Adam Poll, Senior Air Quality Specialist, Dudek
Subject:	Greenhouse Gas Emissions Technical Memorandum for the 1 Hot Springs Road Residential Project
Date:	September 30, 2025
Attachments:	A, CalEEMod Emissions Outputs

Dudek is pleased to submit this greenhouse gas (GHG) emissions assessment in response to the City of Santa Barbara's (City) email request on May 23, 2025 for the proposed 1 Hot Springs Road Project (Project or Proposed Project).

This memorandum estimates GHG emissions and evaluates potential impacts from construction and operation of the project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

The contents and organization of this memorandum are as follows:

- Section 1, Project Description
- Section 2, General Analysis and Methodology
- Section 3, Greenhouse Gas Emissions Assessment
- Section 4, References Cited

1 Project Description

The project site is located at 1 Hot Springs Road at the corner East Cabrillo Boulevard and Channel Drive in the City. The site is comprised of two Assessor Parcel Numbers (APNs) for a total of 2.4 acres. The site is currently vacant. The proposal consists of a new 22-unit residential development comprised of two- and three-story townhouses with private garages and carports. The project includes a total of 50 parking spaces. The project is proposed under the variable density provisions of Title 28 and would consist of 5 studios, 5 two-bedroom units, and 12 three-bedroom units. The average unit size would be 1,421 square feet. The project includes a request for changes to the zoning and coastal land use designations to allow the proposed multi-unit residential use.

The project site is currently zoned R-1/S-D-3 (One-Family Residence/Coastal Overlay) and has a Coastal Land Use Plan designation of Parks/Open Space. Adjacent land use includes the Santa Barbara Cemetery to the south, the

Montecito Sanitary District to the east, commercial uses to the west, and the Union Pacific Railroad (UPRR) tracks to the north. The Pacific Ocean is approximately 0.30 miles south of the site.

2 General Analysis and Methodology

This assessment was prepared in accordance with the City's Master Environmental Assessment Guidelines for Greenhouse Gas Emissions Analysis (City of Santa Barbara 2024a). As discussed in Section 3.2, the General Plan buildout and proposed project are quantified herein. The methodology of each is discussed below.

2.1 Construction

General Plan Buildout

Emissions from the construction phase of the General Plan Buildout were estimated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.30 (CAPCOA 2025). For the purposes of modeling the General Plan Buildout, the zoning for the site is R-1/S-D-3 which consists of a single residential unit with coastal overlay zone.

For the purposes of modeling, it was assumed that construction of the General Plan Buildout would commence in January 2026[1] and would last approximately 12 months, ending in December 2026. The analysis contained herein is based on the following subset area schedule assumptions (duration of phases is approximate):

- Site Preparation – 2 weeks
- Grading – 3 weeks
- Building Construction – 9 months
- Paving – 2 weeks
- Architectural Coating – 2 weeks

The majority of the phases listed above would occur concurrently and would not occur sequentially in isolation. The estimated construction duration was based on CalEEMod defaults. Detailed construction equipment modeling assumptions are provided in Attachment A, CalEEMod Emissions Outputs.

The construction equipment mix used for estimating the construction emissions of the proposed project is based on the existing zoning, CalEEMod defaults, and consistency with the proposed project where applicable is shown in Table 1.

[1] The analysis assumes a construction start date of January 2026, which represents the earliest date construction would initiate. Assuming the earliest start date for construction represents the worst-case scenario for GHG emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Table 1. Construction Scenario Assumptions – General Plan Buildout

Construction Phase	One-Way Vehicle Trips			Equipment		
	Average Daily Worker Trips	Average Daily Vendor Truck Trips	Average Daily Haul Truck Trips	Equipment Type	Quantity	Usage Hours
Site preparation	6	4	0	Graders	1	8
				Tractors/Loaders/ Backhoes	1	8
Grading	8	4	92	Graders	1	6
				Rubber Tired Dozers	1	6
				Tractors/Loaders/ Backhoes	1	7
Building construction	2	2	0	Cranes	1	4
				Forklifts	2	6
				Tractors/Loaders/ Backhoes	2	8
Paving	18	4	0	Cement and Mortar Mixers	4	6
				Pavers	1	7
				Rollers	1	7
				Tractors/Loaders/ Backhoes	1	7
Architectural coating	2	4	0	Air Compressors	1	6

Note: See Attachment A for details.

For the analysis, it was assumed that heavy construction equipment would be operating 5 days per week (22 days per month) during proposed project construction. Construction worker and vendor trips were based on CalEEMod default assumptions and rounded up to the nearest whole number to account for whole round trips.

During the grading phase, project construction would include 6,000 cubic yards of import and 5,000 cubic yards of export to account for potential contaminated soil onsite. At this time it is not known the exact quantity, but for modeling purposes this is considered conservative. It is anticipated that earth movement would be primarily, if not completely, accomplished using off-road equipment (e.g., scrapers and excavators). The CalEEMod default equipment type, quantity, and daily usage was utilized during construction.

The project would be required to comply with Santa Barbara County Air Pollution Control District (SBCAPCD) Rule 345 to control dust emissions generated during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active dust areas two times per day, with additional watering depending on weather conditions. The project would be required to comply with SBCAPCD Rule 323.1 for use of architectural coatings.

A detailed depiction of the construction schedule—including information regarding phases and equipment used during each phase—is included in Attachment A of this report. The information contained in Attachment A was used as CalEEMod model inputs.

Carbon Sequestration (Loss)

This GHG analysis estimates the loss of sequestered carbon that would result from removal of trees on site during construction. The calculation methodology and default values provided in i-Tree Planting were used to estimate the one-time carbon-stock change from planting new trees based on the trees provided in the landscaping plan for the Project (i-Tree 2022). Trees sequester CO_2 while they are actively growing and the amount of CO_2 sequestered depends on the type of tree. Thereafter, the accumulation of carbon in biomass slows with age, and is assumed to be offset by losses from clipping, pruning, and occasional death. Active growing periods are subject to, among other things, species, climate regime, and planting density; however, for modeling purposes, it was assumed an active growing period of 30 years consistent with the Project lifetime. The trees being removed as described in the Tree Assessment, Protection, and Mitigation Plan for the Project was used for the General Plan Buildout (Bill Spiewak 2025).

Proposed Project

Emissions from the construction phase of the proposed project were estimated using the CalEEMod, Version 2022.1.1.30 (CAPCOA 2025).

For the purposes of modeling, it was assumed that construction of the proposed project would commence in January 2026[2] and would last approximately 12 months, ending in December 2026. The analysis contained herein is based on the following subset area schedule assumptions (duration of phases is approximate):

- Site Preparation – 2 weeks
- Grading – 3 weeks
- Building Construction – 9 months
- Paving – 2 weeks
- Architectural Coating – 2 weeks

The majority of the phases listed above would occur concurrently and would not occur sequentially in isolation. The estimated construction duration was based on CalEEMod defaults. Detailed construction equipment modeling assumptions are provided in Attachment A, CalEEMod Emissions Outputs.

The construction equipment mix used for estimating the construction emissions of the proposed project is based on information provided by the applicant is shown in Table 2.

[2] The analysis assumes a construction start date of January 2026, which represents the earliest date construction would initiate. Assuming the earliest start date for construction represents the worst-case scenario for GHG emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Table 2. Construction Scenario Assumptions – Proposed Project

Construction Phase	One-Way Vehicle Trips			Equipment		
	Average Daily Worker Trips	Average Daily Vendor Truck Trips	Average Daily Haul Truck Trips	Equipment Type	Quantity	Usage Hours
Site preparation	8	4	0	Graders	1	8
				Rubber Tired Dozers	1	7
				Tractors/Loaders/ Backhoes	1	8
Grading	10	4	92	Graders	1	8
				Rubber Tired Dozers	1	8
				Tractors/Loaders/ Backhoes	2	7
Building construction	16	4	0	Cranes	1	6
				Forklifts	1	6
				Generator Sets	1	8
				Welders	3	8
				Tractors/Loaders/ Backhoes	1	6
Paving	14	4	0	Cement and Mortar Mixers	1	6
				Pavers	1	6
				Rollers	1	7
				Tractors/Loaders/ Backhoes	1	8
				Paving Equipment	1	8
Architectural coating	4	4	0	Air Compressors	1	6

Note: See Attachment A for details.

For the analysis, it was assumed that heavy construction equipment would be operating 5 days per week (22 days per month) during proposed project construction. Construction worker and vendor trips were based on CalEEMod default assumptions and rounded up to the nearest whole number to account for whole round trips.

During the grading phase, project construction would include 6,000 cubic yards of import and 5,000 cubic yards of export to account for potential contaminated soil onsite. At this time it is not known the exact quantity, but for modeling purposes this is considered conservative. It is anticipated that earth movement would be primarily, if not completely, accomplished using off-road equipment (e.g., scrapers and excavators). The CalEEMod default equipment type, quantity, and daily usage was utilized during construction.

The project would be required to comply with SBCAPCD Rule 345 to control dust emissions generated during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active dust areas two times per day, with additional watering depending on weather conditions. The project would be required to comply with SBCAPCD Rule 323.1 for use of architectural coatings.

A detailed depiction of the construction schedule—including information regarding phases and equipment used during each phase—is included in Attachment A of this report. The information contained in Attachment A was used as CalEEMod model inputs.

Carbon Sequestration (Loss)

This GHG analysis estimates the loss of sequestered carbon that would result from removal of trees on site during construction. The calculation methodology and default values provided in i-Tree Planting were used to estimate the one-time carbon-stock change from planting new trees based on the trees provided in the landscaping plan for the Project (i-Tree 2022). Trees sequester CO_2 while they are actively growing and the amount of CO_2 sequestered depends on the type of tree. Thereafter, the accumulation of carbon in biomass slows with age, and is assumed to be offset by losses from clipping, pruning, and occasional death. Active growing periods are subject to, among other things, species, climate regime, and planting density; however, for modeling purposes, it was assumed an active growing period of 30 years consistent with the Project lifetime. The trees being removed as described in the Tree Assessment, Protection, and Mitigation Plan for the Project was used for this assessment (Bill Spiewak 2025).

2.2 Operation

General Plan Buildout

Emissions from the operational phase of the General Plan Buildout were estimated using CalEEMod. Operational year 2027 was assumed as it would be the first full year following completion of proposed construction.

Area Sources

CalEEMod was used to estimate operational emissions from area sources, including emissions from consumer product use, architectural coatings, and landscape maintenance equipment. Emissions associated with natural gas usage in space heating and water heating are calculated in the building energy use module of CalEEMod, as described in the following text.

Consumer products are chemically formulated products used by household and institutional consumers, including detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products. Other paint products, furniture coatings, or architectural coatings are not considered consumer products (CAPCOA 2025). Consumer product volatile organic compound (VOC) emissions for the building is estimated in CalEEMod based on the floor area of building and on the default factor of pounds of VOC per building square foot per day. Consumer products associated with the parking lot and other asphalt surfaces include degreasers, which were estimated based on the square footage of the parking lot and the default factor of pounds of VOC per square foot per day. The CalEEMod default values for consumer products were assumed.

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers used during building maintenance. CalEEMod calculates the VOC evaporative emissions from the application of surface coatings based on the VOC emission factor, building square footage, assumed fraction of surface area, and reapplication rate. The VOC emissions factor is based on the VOC content of the surface coatings, and SBCAPCD's Rule 323.1 (Architectural Coatings) governs the VOC content for interior and exterior coatings. This

rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories (SBCAPCD 2014). The proposed project would use architectural coatings that would not exceed 50 grams per liter for interior applications and 100 grams per liter for exterior applications consistent with SBCAPCD Rule 323.1. The model default reapplication rate of 10% of area per year is assumed. Consistent with CalEEMod defaults, it is assumed that the surface area for painting equals 2.7 times the floor square footage, with 75% assumed for interior coating and 25% assumed for exterior surface coating (CAPCOA 2025).

Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chainsaws, and hedge trimmers. The emissions associated with landscape equipment use are estimated based on CalEEMod default values for emission factors (grams per square foot of building space per day), as well as number of summer days (when landscape maintenance would generally be performed, 180 days) and winter days. In accordance with the City's Climate Action Plan (CAP) Measure T-8, landscaping equipment will be electric.

Energy Sources

As represented in CalEEMod, energy sources include GHG emissions associated with building electricity and natural gas usage (non-hearth). The project would not include natural gas service, only electricity will be used. Emissions were calculated by multiplying the energy use by the utility's carbon intensity (pounds of GHGs per megawatt-hour for electricity or 1,000 British thermal units for natural gas) for carbon dioxide (CO_2) and other GHGs. Annual electricity emissions were estimated in CalEEMod using the emissions factors for Santa Barbara Clean Energy. The project would include a solar photovoltaic system onsite as required by Title 24 for low-rise residential single-family buildings. The NREL PVWatts model was used to estimate the amount of electricity generated by the onsite solar (NREL 2025).

The proposed project would be subject to the 2022 Title 24 standards, which went into effect on January 1, 2023. The proposed project would include electric vehicle charging stations in accordance with the California Green Building Standards Code (CALGreen) and 2022 Title 24 standards; however, the electric vehicle charging stations were not quantified in this analysis.

Mobile Sources

Following the completion of construction activities, the proposed project would generate criteria pollutant emissions from mobile sources (vehicular traffic) as a result of the residents of the General Plan Buildout. CalEEMod default data, including trip characteristics, trip rates, and emissions factors, were used for the model inputs. For the trip length, the home-based vehicle miles traveled for the City was interpolated between the 2020 base year and 2035 forecast year for the projects buildout year of 2027 based on the City's Model Development Report (City of Santa Barbara 2023). Project-related traffic was assumed to include a mixture of vehicles in accordance with the associated use, as modeled within the CalEEMod. Emission factors representing the vehicle mix and emissions for 2027 were used to estimate emissions associated with vehicular sources.

Refrigerants

Refrigerants are substances used in equipment for air conditioning and refrigeration. Most of the refrigerants used today are HFCs or blends thereof, which can have high GWP values. All equipment that uses refrigerants has a

charge size (i.e., quantity of refrigerant the equipment contains) and an operational refrigerant leak rate, and each refrigerant has a GWP that is specific to that refrigerant. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime, and then derives average annual emissions from the lifetime estimate. CalEEMod default assumptions were used for the General Plan Buildout.

Solid Waste

The General Plan Buildout would generate solid waste and would, therefore, result in CO_2 and methane (CH_4) emissions associated with landfill off-gassing. Solid waste generation was derived from the CalEEMod default rates. Emission estimates associated with solid waste were estimated using CalEEMod.

Water Supply and Wastewater

Water supplied to the General Plan Buildout would require the use of electricity. Accordingly, the supply, conveyance, treatment, and distribution of water would indirectly result in GHG emissions through use of electricity. Annual water use for the proposed project and GHG emissions associated with the electricity used for water supply were calculated based upon default water use estimates for each land use type, as estimated by CalEEMod and Santa Barbara Clean Energy factors. The General Plan Buildout would be connected to municipal sewer.

Carbon Sequestration (Gain)

This GHG analysis estimates the gain of sequestered carbon that would result from planting and growth of trees on site. The calculation methodology and default values provided in i-Tree Planting were used to estimate the one-time carbon-stock change from planting new trees based on the trees provided in the landscaping plan for the Project (i-Tree 2022). Trees sequester CO_2 while they are actively growing, and the amount of CO_2 sequestered depends on the type of tree. Thereafter, the accumulation of carbon in biomass slows with age, and is assumed to be offset by losses from clipping, pruning, and occasional death. Active growing periods are subject to, among other things, species, climate regime, and planting density; however, for modeling purposes, it was assumed an active growing period of 30 years consistent with the Project lifetime. The planting schedule from the project's Landscaping Plan was used in i-Tree to estimate carbon sequestered for the General Plan Buildout (EPT Design 2025).

The sequestered carbon from new trees modeling does not include CO_2 emissions estimates associated with planting, care, and maintenance activities (e.g., tree planting and care vehicle travel and maintenance equipment operation). Landscape maintenance equipment emissions were included in the area source emission estimates included in the operational GHG emissions calculations. In addition, operational GHG emissions associated with these maintenance activities are anticipated to be minimal.

Proposed Project

Emissions from the operational phase of the proposed project were estimated using CalEEMod. Operational year 2027 was assumed as it would be the first full year following completion of proposed construction.

Area Sources

CalEEMod was used to estimate operational emissions from area sources, including emissions from consumer product use, architectural coatings, and landscape maintenance equipment. Emissions associated with natural gas

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As represented in CalEEMod, energy sources include GHG emissions associated with building electricity and natural gas usage (non-hearth). The project would not include natural gas service, only electricity will be used. Emissions were calculated by multiplying the energy use by the utility's carbon intensity (pounds of GHGs per megawatt-hour for electricity or 1,000 British thermal units for natural gas) for carbon dioxide (CO_2) and other GHGs. Annual electricity emissions were estimated in CalEEMod using the emissions factors for Santa Barbara Clean Energy. The project would include a solar photovoltaic system onsite as required by Title 24 for low-rise residential multifamily buildings. The NREL PVWatts model was used to estimate the amount of electricity generated by the onsite solar (NREL 2025).

The proposed project would be subject to the 2022 Title 24 standards, which went into effect on January 1, 2023. The proposed project would include electric vehicle charging stations in accordance with the CALGreen and 2022 Title 24 standards; however, the electric vehicle charging stations were not quantified in this analysis.

Mobile Sources

Following the completion of construction activities, the proposed project would generate criteria pollutant emissions from mobile sources (vehicular traffic) as a result of the residents of the proposed project. CalEEMod default data, including trip characteristics, and emissions factors, were used for the model inputs. Trip rates from the project's Trip Generation Analysis were used (ATE 2023). For trip length, the home-based vehicle miles traveled for the City was interpolated between the 2020 base year and 2035 forecast year for the projects buildout year of 2027 based on the City's Model Development Report (City of Santa Barbara 2023). Project-related traffic was assumed to include a mixture of vehicles in accordance with the associated use, as modeled within the CalEEMod. Emission factors representing the vehicle mix and emissions for 2027 were used to estimate emissions associated with vehicular sources.

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Refrigerants are substances used in equipment for air conditioning and refrigeration. Most of the refrigerants used today are HFCs or blends thereof, which can have high GWP values. All equipment that uses refrigerants has a charge size (i.e., quantity of refrigerant the equipment contains) and an operational refrigerant leak rate, and each refrigerant has a GWP that is specific to that refrigerant. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime, and then derives average annual emissions from the lifetime estimate. CalEEMod default assumptions were used for the project.

Solid Waste

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Water Supply and Wastewater

Water supplied to the proposed project would require the use of electricity. Accordingly, the supply, conveyance, treatment, and distribution of water would indirectly result in GHG emissions through use of electricity. Annual water use for the proposed project and GHG emissions associated with the electricity used for water supply were calculated based upon default water use estimates for each land use type, as estimated by CalEEMod and Santa Barbara Clean Energy factors. The proposed project would be connected to municipal sewer.

Carbon Sequestration (Gain)

This GHG analysis estimates the gain of sequestered carbon that would result from planting and growth of trees on site. The calculation methodology and default values provided in i-Tree Planting were used to estimate the one-time carbon-stock change from planting new trees based on the trees provided in the landscaping plan for the Project (i-Tree 2022). Trees sequester CO_2 while they are actively growing, and the amount of CO_2 sequestered depends on the type of tree. Thereafter, the accumulation of carbon in biomass slows with age, and is assumed to be offset

by losses from clipping, pruning, and occasional death. Active growing periods are subject to, among other things, species, climate regime, and planting density; however, for modeling purposes, it was assumed an active growing period of 30 years consistent with the Project lifetime. The planting schedule from the project's Landscaping Plan was used in i-Tree to estimate carbon sequestered (EPT Design 2025).

The sequestered carbon from new trees modeling does not include CO_2 emissions estimates associated with planting, care, and maintenance activities (e.g., tree planting and care vehicle travel and maintenance equipment operation). Landscape maintenance equipment emissions were included in the area source emission estimates included in the operational GHG emissions calculations. In addition, operational GHG emissions associated with these maintenance activities are anticipated to be minimal.

3 Greenhouse Gas Emissions Assessment

GHGs are gases that absorb infrared radiation in the atmosphere. The greenhouse effect is a natural process that contributes to regulating the Earth's temperature. Global climate change concerns are focused on whether human activities are leading to an enhancement of the greenhouse effect. Principal GHGs include CO_2, CH_4, nitrous oxide (N_2O), O_3, and water vapor. If the atmospheric concentrations of GHGs rise, the average temperature of the lower atmosphere will gradually increase. Globally, climate change has the potential to impact numerous environmental resources through uncertain impacts related to future air temperatures and precipitation patterns. Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. Climate change is already affecting California. Average temperatures have increased, leading to more extreme hot days and fewer cold nights; shifts in the water cycle have been observed, with less winter precipitation falling as snow, and both snowmelt and rainwater running off earlier in the year; sea levels have risen; and wildland fires are becoming more frequent and intense due to dry seasons that start earlier and end later (CAT 2010).

The effect each GHG has on climate change is measured as a combination of the mass of its emissions and the potential of a gas or aerosol to trap heat in the atmosphere, known as its global warming potential (GWP), which varies among GHGs. Total GHG emissions are expressed as a function of how much warming would be caused by the same mass of CO_2. Thus, GHG emissions are typically measured in terms of pounds or tons of CO_2 equivalent (CO_2e). The CO_2e for a gas is derived by multiplying the mass of the gas by the associated GWP, such that metric tons (MT) of CO_2e = (MT of a GHG) × (GWP of the GHG). CalEEMod assumes that the GWP for CH_4 is 25, which means that emissions of 1 MT of CH_4 are equivalent to emissions of 25 MT of CO_2, and the GWP for N_2O is 298, based on the Intergovernmental Panel on Climate Change's Fourth Assessment Report (IPCC 2007).

3.1 Thresholds of Significance

The significance criteria used to evaluate the project's GHG emissions impacts are based on the recommendations provided in Appendix G of the CEQA Guidelines. For the purposes of this GHG emissions analysis, the project would have a significant environmental impact if it would (14 CCR 15000 et seq.):

1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

As stated in CEQA Guidelines Section 15064.4(b)(1)-(3),

> a lead agency should consider the following factors, among others, when assessing the significance of impacts from GHG emissions on the environment: (1) the extent to which a project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether project emissions exceed a threshold of significance that the lead agency determines applies to the project; and, (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 greenhouse gas emissions.

Section 15064(h)(3) of the CEQA Guidelines also states that

> [a] lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located.

The CEQA Guidelines do not prescribe specific methodologies for performing an assessment, do not establish specific quantitative thresholds of significance, and do not mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance consistent with the manner in which other impact areas are handled in CEQA (CNRA 2009).

The OPR Technical Advisory titled *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review* states that

> public agencies are encouraged but not required to adopt thresholds of significance for environmental impacts. Even in the absence of clearly defined thresholds for GHG emissions, the law requires that such emissions from CEQA projects must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact. (OPR 2008)

Furthermore, the advisory document indicates that "in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a 'significant impact,' individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice."

Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. There are currently no established quantitative thresholds for assessing whether the GHG emissions of a project, such as the project, would be considered a cumulatively considerable contribution to global climate change; however, all reasonable efforts should be made to minimize a project's contribution to global climate change. In addition, while GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008), GHG emissions impacts must also be evaluated on a project-level under CEQA.

City of Santa Barbara

The City adopted a Climate Action Plan (CAP) with the purpose of reducing the rate of carbon emissions generated within the Santa Barbara community and planning for adaptation of Santa Barbara to climate changes (City of Santa Barbara 2024b). The City Council adopted both the CAP and an negative declaration for the CAP on July 2, 2024, which together meet the requirements of CEQA Guidelines Section 15183.5(b) for use as a GHG streamlining tool. Development projects can demonstrate consistency with a qualified GHG emissions reduction plan if they are consistent with the plan's assumptions regarding future growth projections and consistent with the plan's GHG emissions reduction strategies. Projects consistent with the qualified GHG emissions reduction plan such as the CAP Update, including conformance with performance strategies applicable to the project, would not require additional GHG emissions analysis or mitigation under CEQA Guidelines Sections 15064(h) and 15183.5(b)(2). The City has developed the CEQA GHG Checklist to assist with determining project consistency with the CAP. The checklist is intended to provide individual projects the opportunity to demonstrate that they are minimizing GHG emissions while ensuring new development achieves its proportion of emissions reduction consistent with the assumptions of the CAP Update. Projects that are 1) not exempt from CEQA, and 2) consistent with the demographic forecasts and land use assumptions in the CAP Update can use the City's CEQA GHG Checklist to demonstrate consistency with the CAP Update measures and actions. If consistent, projects can tier from the environmental review contained in the CAP Update IS-ND. In doing so, these projects would result in less-than-significant GHG emissions and would not result in a cumulatively considerable GHG emissions impact. If not consistent with the demographic forecasts and land use assumptions in the CAP Update the Project must demonstrate it is below the City's numeric thresholds.

Therefore, the project's significance with respect to GHG emissions is determined by using the City's MEA Guidelines Steps 1 through 4 to determine the Project's consistency with the CAP.

3.2 Impact Analysis

3.2.1 Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

3.2.2 Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The CAP Update relies upon a 4-step process to determine whether a project is consistent with the CAP for use within CEQA. Step 1 is to determine whether or not the project qualifies for a CEQA exemption. The project does not qualify for a CEQA exemption and therefore must move on to Step 2.

Step 2 asks if a project involves new or substantially redeveloped residential, commercial, or mixed-use buildings as defined in Municipal Code 30.140.200. If the project is a new development project or a substantial redevelopment project, then the project screening would continue to Step 3. As the project is a new development it would continue to Step 3.

Step 3 determines whether the project is within the demographic and growth projections of the City's General Plan. If a plan/project is consistent with the existing General Plan land use designation as identified in the Santa Barbara General Plan, then the plan/project is consistent with the business-as-usual demographic forecasts and land use

assumptions of the CAP Update and can move on to Step 4. The project is not consistent with the existing land use designation for the site and therefore would need to quantify the General Plan land use buildout and the proposed project and is not able to use the CEQA GHG Checklist to determine consistency. The construction and operational emissions from the General Plan Buildout and the Proposed Project are shown below for comparison.

General Plan Buildout

Construction Emissions

Construction of the General Plan Buildout would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor and haul trucks, and worker vehicles. Additionally, the construction GHG emissions are shown annualized over 30 years. Therefore, the total construction GHG emissions were calculated, amortized over 30 years and added to the operational emissions.

CalEEMod was used to estimate GHG emissions during construction. Construction of the General Plan Buildout is anticipated to last up to 12 months. On-site sources of GHG emissions include off-road equipment and off-site sources include on-road vehicles (haul trucks, vendor trucks, and worker vehicles). Table 3 presents construction GHG emissions for the General Plan Buildout from on-site and off-site emission sources.

Table 3. Estimated Annual Construction Greenhouse Gas Emissions – General Plan Buildout

Year	CO2	CH4	N2O	CO2e
	Metric Tons			
2026	628.65	0.03	0.08	652.82
			Annualized emissions over 30 years (metric tons per year)	*21.76*

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
Construction emissions were annualized over 30 years.
See Attachment A for complete results.

As shown in Table 3, the estimated total GHG emissions during construction of the General Plan Buildout would be approximately 653 MT CO_2e. Estimated General Plan Buildout-generated construction emissions amortized over 30 years would be approximately 22 MT CO_2e per year. GHG emissions generated during construction of the General Plan Buildout would be short term in nature, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions.

Operational Emissions

CalEEMod was used to estimate potential project-generated operational GHG emissions from energy sources (electricity and natural gas). Operational year 2027 was assumed as the first full year of operation. The estimation of operational energy emissions was based on the methodology presented in Section 2.2. Table 4 presents the GHG emissions of the General Plan Buildout during operation.

Table 4. Estimated Annual Operation Plus Amortized Construction Greenhouse Gas Emissions – General Plan Buildout

Emissions Source	CO2	CH4	N2O	CO2e
	Metric Tons per Year			
Area	0.00	0.00	0.00	0.00
Energy	2.62	0.00	0.00	2.62
Mobile	3.34	0.00	0.00	3.43
Solid Waste	0.07	0.01	0.00	0.23
Water and Wastewater	0.20	0.00	0.00	0.21
Refrigerants	0.00	0.00	0.00	0.00
Vegetation	(15.42)	0.00	0.00	(15.42)
			Amortized construction emissions	21.76
			Total	**12.83**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
See Attachment A for complete results.

As shown in Table 4, the estimated total GHG emissions during operation of the General Plan Buildout would be approximately 13 MT CO_2e, including amortized construction emissions.

Proposed Project

Construction Emissions

Construction of the Proposed Project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor and haul trucks, and worker vehicles. Additionally, the construction GHG emissions are shown annualized over 30 years. Therefore, the total construction GHG emissions were calculated, amortized over 30 years and added to the operational emissions.

CalEEMod was used to estimate GHG emissions during construction. Construction of the project is anticipated to last up to 12 months. On-site sources of GHG emissions include off-road equipment and off-site sources include on-road vehicles (haul trucks, vendor trucks, and worker vehicles). Table 5 presents construction GHG emissions for the project from on-site and off-site emission sources.

Table 5. Estimated Annual Construction Greenhouse Gas Emissions – Proposed Project

Year	CO2	CH4	N2O	CO2e
	Metric Tons			
2026	695.89	0.03	0.08	720.53
			Annualized emissions over 30 years (metric tons per year)	*24.02*

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
Construction emissions were annualized over 30 years.
See Attachment A for complete results.

As shown in Table 5, the estimated total GHG emissions during construction of the Proposed Project would be approximately 721 MT CO_2e. Estimated project-generated construction emissions amortized over 30 years would be approximately 24 MT CO_2e per year. GHG emissions generated during construction of the project would be short term in nature, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions.

Operational Emissions

CalEEMod was used to estimate potential project-generated operational GHG emissions from energy sources (electricity and natural gas). Operational year 2027 was assumed as the first full year of operation. The estimation of operational energy emissions was based on the methodology presented in Section 2.2. Table 6 presents the GHG emissions of the General Plan Buildout during operation.

Table 6. Estimated Annual Operation Plus Amortized Construction Greenhouse Gas Emissions – Proposed Project

Emissions Source	CO2	CH4	N2O	CO2e
	Metric Tons per Year			
Area	0.00	0.00	0.00	0.00
Energy	39.07	0.00	0.00	39.17
Mobile	71.82	0.01	0.00	73.43
Solid Waste	1.45	0.14	0.00	5.08
Water and Wastewater	1.61	0.00	0.00	1.81
Refrigerants	0.00	0.00	0.00	0.04
Vegetation	(15.42)	0.00	0.00	(15.42)
			Amortized construction emissions	24.02
			Total	**128.13**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
See Attachment A for complete results.

As shown in Table 6, the estimated total GHG emissions during operation of the Proposed Project would be approximately 104 MT CO_2e. The estimated total GHG emissions during operation of the Proposed Project would be approximately 128 MT CO_2e, including amortized construction emissions. As shown in Tables 4 and 6, the estimated GHG emissions from the Proposed Project would be greater than that of the General Plan Buildout scenario. Therefore, the Proposed Project would not be consistent with the assumptions within the General Plan. As such, the CEQA GHG Checklist can't be used to tier from and the quantitative thresholds in the City's MEA Guidelines must be used.

The City's adopted threshold for residential projects is 2.18 MT CO_2e per resident per year. In order to determine the Proposed Projects GHG intensity to compare to the threshold, it is necessary to estimate the number of residents. The City's MEA Guidelines recommended using the California Department of Finance Table e-5 for estimating the number of households per person for the City. For 2025 (the latest available), the persons per household was determined to be 2.33 persons per household. With 22 units for the Proposed Project, this would result in 51.26 residents (rounded down to 51). The City's GHG inventory does not include emissions from

construction and therefore the GHG threshold includes operational emissions only. Dividing the Proposed Project's operational emissions (without amortized construction emissions) by the number of residents (104.11 MT CO_2e / 51 persons) results in a GHG intensity of 2.04 MT CO_2e per resident per year which is below the City's threshold of 2.18 MT CO_2e per resident per year.

As the Proposed Project's GHG emissions are below the applicable quantitative City threshold and it has an initial operation year before 2030, the Proposed Project would result in a less-than-significant GHG emissions impact and would not result in a cumulatively considerable impact related to GHG emissions and climate change.

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Attachment A

CalEEMod Emissions Outputs

Table of Contents

1 Hot Springs Road General Plan Buildout Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	1 Hot Springs Road General Plan Buildout
Construction Start Date	1/1/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.40
Precipitation (days)	22.8
Location	34.42189846515653, -119.65540814852312
County	Santa Barbara
City	Santa Barbara
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3344
EDFZ	8
Electric Utility	Santa Barbara Clean Energy
Gas Utility	Southern California Gas
App Version	2022.1.1.30

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
Single Family Housing	1.00	Dwelling Unit	0.32	1,950	11,713	—	3.00	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Energy	E-10-B	Establish Onsite Renewable Energy Systems: Solar Power
Area Sources	LL-1	Replace Gas Powered Landscape Equipment with Zero-Emission Landscape Equipment

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.	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	—	1,352	1,352	0.06	0.02	0.14	1,358
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	—	72,923	72,923	3.64	11.1	3.49	76,326
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	—	3,797	3,797	0.18	0.47	2.43	3,943
Annual (Max)	—	—	—	—	—	—	—
Unmit.	—	629	629	0.03	0.08	0.40	653

2.2. Construction Emissions by Year, Unmitigated

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

Year	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—
2026	—	1,352	1,352	0.06	0.02	0.14	1,358
Daily - Winter (Max)	—	—	—	—	—	—	—
2026	—	72,923	72,923	3.64	11.1	3.49	76,326

Average Daily	—	—	—	—	—	—	—
2026	—	3,797	3,797	0.18	0.47	2.43	3,943
Annual	—	—	—	—	—	—	—
2026	—	629	629	0.03	0.08	0.40	653

2.3. Construction Emissions by Year, Mitigated

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

Year	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—
2026	—	1,352	1,352	0.06	0.02	0.14	1,358
Daily - Winter (Max)	—	—	—	—	—	—	—
2026	—	72,923	72,923	3.64	11.1	3.49	76,326
Average Daily	—	—	—	—	—	—	—
2026	—	3,797	3,797	0.18	0.47	2.43	3,943
Annual	—	—	—	—	—	—	—
2026	—	629	629	0.03	0.08	0.40	653

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.	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	0.48	-49.2	-48.7	0.04	< 0.005	0.08	-47.0
Mit.	0.48	-55.7	-55.2	0.04	< 0.005	0.08	-53.6
% Reduced	—	-13%	-13%	—	—	—	-14%
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	0.48	-49.6	-49.1	0.04	< 0.005	0.02	-47.5
Mit.	0.48	-56.0	-55.5	0.04	< 0.005	0.02	-53.9
% Reduced	—	-13%	-13%	—	—	—	-14%

Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	0.48	-49.5	-49.0	0.04	< 0.005	0.04	-47.4
Mit.	0.48	-56.0	-55.5	0.04	< 0.005	0.04	-53.9
% Reduced	—	-13%	-13%	—	—	—	-14%
Annual (Max)	—	—	—	—	—	—	—
Unmit.	0.08	-8.20	-8.12	0.01	< 0.005	0.01	-7.85
Mit.	0.08	-9.27	-9.19	0.01	< 0.005	0.01	-8.92
% Reduced	—	-13%	-13%	< 0.5%	—	—	-14%

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Mobile	—	20.5	20.5	< 0.005	< 0.005	0.07	21.0
Area	0.00	0.15	0.15	< 0.005	< 0.005	—	0.15
Energy	—	22.2	22.2	< 0.005	< 0.005	—	22.3
Water	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Waste	0.41	0.00	0.41	0.04	0.00	—	1.42
Refrig.	—	—	—	—	—	0.01	0.01
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	0.48	-49.2	-48.7	0.04	< 0.005	0.08	-47.0
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	—	20.2	20.2	< 0.005	< 0.005	< 0.005	20.7
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	22.2	22.2	< 0.005	< 0.005	—	22.3
Water	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Waste	0.41	0.00	0.41	0.04	0.00	—	1.42
Refrig.	—	—	—	—	—	0.01	0.01

Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	0.48	-49.6	-49.1	0.04	< 0.005	0.02	-47.5
Average Daily	—	—	—	—	—	—	—
Mobile	—	20.2	20.2	< 0.005	< 0.005	0.03	20.7
Area	0.00	0.07	0.07	< 0.005	< 0.005	—	0.08
Energy	—	22.2	22.2	< 0.005	< 0.005	—	22.3
Water	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Waste	0.41	0.00	0.41	0.04	0.00	—	1.42
Refrig.	—	—	—	—	—	0.01	0.01
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	0.48	-49.5	-49.0	0.04	< 0.005	0.04	-47.4
Annual	—	—	—	—	—	—	—
Mobile	—	3.34	3.34	< 0.005	< 0.005	0.01	3.43
Area	0.00	0.01	0.01	< 0.005	< 0.005	—	0.01
Energy	—	3.68	3.68	< 0.005	< 0.005	—	3.69
Water	0.01	0.18	0.20	< 0.005	< 0.005	—	0.21
Waste	0.07	0.00	0.07	0.01	0.00	—	0.23
Refrig.	—	—	—	—	—	< 0.005	< 0.005
Vegetation	—	-15.4	-15.4	—	—	—	-15.4
Total	0.08	-8.20	-8.12	0.01	< 0.005	0.01	-7.85

2.6. Operations Emissions by Sector, Mitigated

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

Sector	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Mobile	—	20.5	20.5	< 0.005	< 0.005	0.07	21.0
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	15.8	15.8	< 0.005	< 0.005	—	15.9

Water	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Waste	0.41	0.00	0.41	0.04	0.00	—	1.42
Refrig.	—	—	—	—	—	0.01	0.01
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	0.48	-55.7	-55.2	0.04	< 0.005	0.08	-53.6
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	—	20.2	20.2	< 0.005	< 0.005	< 0.005	20.7
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	15.8	15.8	< 0.005	< 0.005	—	15.8
Water	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Waste	0.41	0.00	0.41	0.04	0.00	—	1.42
Refrig.	—	—	—	—	—	0.01	0.01
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	0.48	-56.0	-55.5	0.04	< 0.005	0.02	-53.9
Average Daily	—	—	—	—	—	—	—
Mobile	—	20.2	20.2	< 0.005	< 0.005	0.03	20.7
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	15.8	15.8	< 0.005	< 0.005	—	15.9
Water	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Waste	0.41	0.00	0.41	0.04	0.00	—	1.42
Refrig.	—	—	—	—	—	0.01	0.01
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	0.48	-56.0	-55.5	0.04	< 0.005	0.04	-53.9
Annual	—	—	—	—	—	—	—
Mobile	—	3.34	3.34	< 0.005	< 0.005	0.01	3.43
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	2.62	2.62	< 0.005	< 0.005	—	2.62
Water	0.01	0.18	0.20	< 0.005	< 0.005	—	0.21

Waste	0.07	0.00	0.07	0.01	0.00	—	0.23
Refrig.	—	—	—	—	—	< 0.005	< 0.005
Vegetation	—	-15.4	-15.4	—	—	—	-15.4
Total	0.08	-9.27	-9.19	0.01	< 0.005	0.01	-8.92

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	23.5	23.5	< 0.005	< 0.005	—	23.6
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	3.89	3.89	< 0.005	< 0.005	—	3.91
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	36.2	36.2	< 0.005	< 0.005	< 0.005	36.8
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	0.99	0.99	< 0.005	< 0.005	< 0.005	1.01
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.17
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Site Preparation (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	23.5	23.5	< 0.005	< 0.005	—	23.6
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—

Off-Road Equipment	—	3.89	3.89	< 0.005	< 0.005	—	3.91
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	36.2	36.2	< 0.005	< 0.005	< 0.005	36.8
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	0.99	0.99	< 0.005	< 0.005	< 0.005	1.01
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.17
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	70.4	70.4	< 0.005	< 0.005	—	70.7
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	11.7	11.7	< 0.005	< 0.005	—	11.7
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	48.3	48.3	< 0.005	< 0.005	0.01	49.0
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	71,091	71,091	3.57	11.1	3.48	74,484
Average Daily	—	—	—	—	—	—	—
Worker	—	1.99	1.99	< 0.005	< 0.005	< 0.005	2.02
Vendor	—	2.87	2.87	< 0.005	< 0.005	< 0.005	2.99
Hauling	—	2,922	2,922	0.15	0.46	2.38	3,063
Annual	—	—	—	—	—	—	—
Worker	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.33
Vendor	—	0.47	0.47	< 0.005	< 0.005	< 0.005	0.50
Hauling	—	484	484	0.02	0.08	0.39	507

3.4. Grading (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	70.4	70.4	< 0.005	< 0.005	—	70.7
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	11.7	11.7	< 0.005	< 0.005	—	11.7
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	48.3	48.3	< 0.005	< 0.005	0.01	49.0
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	71,091	71,091	3.57	11.1	3.48	74,484
Average Daily	—	—	—	—	—	—	—
Worker	—	1.99	1.99	< 0.005	< 0.005	< 0.005	2.02
Vendor	—	2.87	2.87	< 0.005	< 0.005	< 0.005	2.99
Hauling	—	2,922	2,922	0.15	0.46	2.38	3,063
Annual	—	—	—	—	—	—	—
Worker	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.33
Vendor	—	0.47	0.47	< 0.005	< 0.005	< 0.005	0.50

Hauling	—	484	484	0.02	0.08	0.39	507

3.5. Building Construction (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	715	715	0.03	0.01	—	717
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	118	118	< 0.005	< 0.005	—	119
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	12.3	12.3	< 0.005	< 0.005	0.05	12.6
Vendor	—	34.9	34.9	< 0.005	< 0.005	0.08	36.5
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	12.1	12.1	< 0.005	< 0.005	< 0.005	12.3
Vendor	—	34.9	34.9	< 0.005	< 0.005	< 0.005	36.4
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—

Worker	—	6.62	6.62	< 0.005	< 0.005	0.01	6.74
Vendor	—	19.1	19.1	< 0.005	< 0.005	0.02	20.0
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	1.10	1.10	< 0.005	< 0.005	< 0.005	1.12
Vendor	—	3.16	3.16	< 0.005	< 0.005	< 0.005	3.31
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Building Construction (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	715	715	0.03	0.01	—	717
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	118	118	< 0.005	< 0.005	—	119
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	12.3	12.3	< 0.005	< 0.005	0.05	12.6
Vendor	—	34.9	34.9	< 0.005	< 0.005	0.08	36.5

Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	12.1	12.1	< 0.005	< 0.005	< 0.005	12.3
Vendor	—	34.9	34.9	< 0.005	< 0.005	< 0.005	36.4
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	6.62	6.62	< 0.005	< 0.005	0.01	6.74
Vendor	—	19.1	19.1	< 0.005	< 0.005	0.02	20.0
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	1.10	1.10	< 0.005	< 0.005	< 0.005	1.12
Vendor	—	3.16	3.16	< 0.005	< 0.005	< 0.005	3.31
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Paving (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	823	823	0.03	0.01	—	826
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—

Off-Road Equipment	—	3.73	3.73	< 0.005	< 0.005	—	3.75
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	109	109	< 0.005	0.01	0.01	110
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	2.98	2.98	< 0.005	< 0.005	0.01	3.03
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.49	0.49	< 0.005	< 0.005	< 0.005	0.50
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Paving (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	823	823	0.03	0.01	—	826
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—

Off-Road Equipment	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	3.73	3.73	< 0.005	< 0.005	—	3.75
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	109	109	< 0.005	0.01	0.01	110
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	2.98	2.98	< 0.005	< 0.005	0.01	3.03
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.49	0.49	< 0.005	< 0.005	< 0.005	0.50
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Architectural Coating (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—

Off-Road Equipment	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	12.1	12.1	< 0.005	< 0.005	< 0.005	12.3
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.05	0.05	< 0.005	< 0.005	< 0.005	0.06
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Architectural Coating (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	12.1	12.1	< 0.005	< 0.005	< 0.005	12.3
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.05	0.05	< 0.005	< 0.005	< 0.005	0.06
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33

Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

4.1.2. Mitigated

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

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	—	8.30	8.30	0.00	0.00	—	8.30
Total	—	8.30	8.30	0.00	0.00	—	8.30
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	—	8.30	8.30	0.00	0.00	—	8.30
Total	—	8.30	8.30	0.00	0.00	—	8.30
Annual	—	—	—	—	—	—	—
Single Family Housing	—	1.37	1.37	0.00	0.00	—	1.37
Total	—	1.37	1.37	0.00	0.00	—	1.37

4.2.2. Electricity Emissions By Land Use - Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	—	1.91	1.91	0.00	0.00	—	1.91
Total	—	1.91	1.91	0.00	0.00	—	1.91
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	—	1.88	1.88	0.00	0.00	—	1.88
Total	—	1.88	1.88	0.00	0.00	—	1.88
Annual	—	—	—	—	—	—	—
Single Family Housing	—	0.31	0.31	0.00	0.00	—	0.31
Total	—	0.31	0.31	0.00	0.00	—	0.31

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Total	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Total	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Annual	—	—	—	—	—	—	—
Single Family Housing	—	2.30	2.30	< 0.005	< 0.005	—	2.31
Total	—	2.30	2.30	< 0.005	< 0.005	—	2.31

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	—	13.9	13.9	< 0.005	< 0.005	—	14.0

Total	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Total	—	13.9	13.9	< 0.005	< 0.005	—	14.0
Annual	—	—	—	—	—	—	—
Single Family Housing	—	2.30	2.30	< 0.005	< 0.005	—	2.31
Total	—	2.30	2.30	< 0.005	< 0.005	—	2.31

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Landscape Equipment	—	0.15	0.15	< 0.005	< 0.005	—	0.15
Total	0.00	0.15	0.15	< 0.005	< 0.005	—	0.15
Daily, Winter (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—

Landscape Equipment	—	0.01	0.01	< 0.005	< 0.005	—	0.01
Total	0.00	0.01	0.01	< 0.005	< 0.005	—	0.01

4.3.2. Mitigated

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

Source	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Single Family Housing	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Total	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Total	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Annual	—	—	—	—	—	—	—
Single Family Housing	0.01	0.18	0.20	< 0.005	< 0.005	—	0.21
Total	0.01	0.18	0.20	< 0.005	< 0.005	—	0.21

4.4.2. Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Total	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Total	0.08	1.12	1.19	< 0.005	< 0.005	—	1.25
Annual	—	—	—	—	—	—	—
Single Family Housing	0.01	0.18	0.20	< 0.005	< 0.005	—	0.21
Total	0.01	0.18	0.20	< 0.005	< 0.005	—	0.21

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Single Family Housing	0.41	0.00	0.41	0.04	0.00	—	1.42
Total	0.41	0.00	0.41	0.04	0.00	—	1.42
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	0.41	0.00	0.41	0.04	0.00	—	1.42
Total	0.41	0.00	0.41	0.04	0.00	—	1.42
Annual	—	—	—	—	—	—	—
Single Family Housing	0.07	0.00	0.07	0.01	0.00	—	0.23
Total	0.07	0.00	0.07	0.01	0.00	—	0.23

4.5.2. Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	0.41	0.00	0.41	0.04	0.00	—	1.42
Total	0.41	0.00	0.41	0.04	0.00	—	1.42
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	0.41	0.00	0.41	0.04	0.00	—	1.42
Total	0.41	0.00	0.41	0.04	0.00	—	1.42
Annual	—	—	—	—	—	—	—
Single Family Housing	0.07	0.00	0.07	0.01	0.00	—	0.23
Total	0.07	0.00	0.07	0.01	0.00	—	0.23

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	0.01	0.01
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	0.01	0.01
Annual	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	< 0.005	< 0.005

4.6.2. Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	0.01	0.01
Daily, Winter (Max)	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	0.01	0.01
Annual	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	< 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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.7.2. Mitigated

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

Equipment Type	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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.8.2. Mitigated

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

Equipment Type	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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.9.2. Mitigated

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

Equipment Type	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	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	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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26

Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—

Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Daily, Winter (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22

Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—

Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Annual	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.03	0.03	—	—	—	0.03
Acacia	—	0.06	0.06	—	—	—	0.06
Cypress	—	0.01	0.01	—	—	—	0.01
Date Palm	—	0.01	0.01	—	—	—	0.01
Ceiba	—	0.01	0.01	—	—	—	0.01
Pine	—	0.03	0.03	—	—	—	0.03
Pittosporum	—	0.04	0.04	—	—	—	0.04
Eugenia	—	0.02	0.02	—	—	—	0.02
Oak	—	0.02	0.02	—	—	—	0.02
Silk Oak	—	0.02	0.02	—	—	—	0.02
Blue Gum Eucalyptus	—	0.18	0.18	—	—	—	0.18
Olive	—	-0.77	-0.77	—	—	—	-0.77
Strawberry Tree	—	-0.74	-0.74	—	—	—	-0.74
Italian Cypress	—	-0.32	-0.32	—	—	—	-0.32
Coastal Live Oak	—	-0.75	-0.75	—	—	—	-0.75
Jacaranda	—	-0.18	-0.18	—	—	—	-0.18
Black Walnut	—	-1.09	-1.09	—	—	—	-1.09

Subtotal	—	-3.43	-3.43	—	—	—	-3.43
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.13	0.13	—	—	—	0.13
Acacia	—	0.04	0.04	—	—	—	0.04
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	< 0.005	< 0.005	—	—	—	< 0.005
Ceiba	—	0.08	0.08	—	—	—	0.08
Pine	—	0.04	0.04	—	—	—	0.04
Pittosporum	—	0.18	0.18	—	—	—	0.18
Eugenia	—	0.07	0.07	—	—	—	0.07
Oak	—	0.08	0.08	—	—	—	0.08
Silk Oak	—	0.14	0.14	—	—	—	0.14
Blue Gum Eucalyptus	—	1.24	1.24	—	—	—	1.24
Olive	—	-1.34	-1.34	—	—	—	-1.34
Strawberry Tree	—	-1.18	-1.18	—	—	—	-1.18
Italian Cypress	—	-1.23	-1.23	—	—	—	-1.23
Coastal Live Oak	—	-1.40	-1.40	—	—	—	-1.40
Jacaranda	—	-0.36	-0.36	—	—	—	-0.36
Black Walnut	—	-8.56	-8.56	—	—	—	-8.56
Subtotal	—	-12.0	-12.0	—	—	—	-12.0
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—

Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-15.4	-15.4	—	—	—	-15.4

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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

Vegetation	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

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

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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

Species	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58

Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—

Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Daily, Winter (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48

Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—

Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Annual	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.03	0.03	—	—	—	0.03
Acacia	—	0.06	0.06	—	—	—	0.06
Cypress	—	0.01	0.01	—	—	—	0.01
Date Palm	—	0.01	0.01	—	—	—	0.01
Ceiba	—	0.01	0.01	—	—	—	0.01
Pine	—	0.03	0.03	—	—	—	0.03
Pittosporum	—	0.04	0.04	—	—	—	0.04
Eugenia	—	0.02	0.02	—	—	—	0.02
Oak	—	0.02	0.02	—	—	—	0.02

Silk Oak	—	0.02	0.02	—	—	—	0.02
Blue Gum Eucalyptus	—	0.18	0.18	—	—	—	0.18
Olive	—	-0.77	-0.77	—	—	—	-0.77
Strawberry Tree	—	-0.74	-0.74	—	—	—	-0.74
Italian Cypress	—	-0.32	-0.32	—	—	—	-0.32
Coastal Live Oak	—	-0.75	-0.75	—	—	—	-0.75
Jacaranda	—	-0.18	-0.18	—	—	—	-0.18
Black Walnut	—	-1.09	-1.09	—	—	—	-1.09
Subtotal	—	-3.43	-3.43	—	—	—	-3.43
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.13	0.13	—	—	—	0.13
Acacia	—	0.04	0.04	—	—	—	0.04
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	< 0.005	< 0.005	—	—	—	< 0.005
Ceiba	—	0.08	0.08	—	—	—	0.08
Pine	—	0.04	0.04	—	—	—	0.04
Pittosporum	—	0.18	0.18	—	—	—	0.18
Eugenia	—	0.07	0.07	—	—	—	0.07
Oak	—	0.08	0.08	—	—	—	0.08
Silk Oak	—	0.14	0.14	—	—	—	0.14
Blue Gum Eucalyptus	—	1.24	1.24	—	—	—	1.24
Olive	—	-1.34	-1.34	—	—	—	-1.34
Strawberry Tree	—	-1.18	-1.18	—	—	—	-1.18
Italian Cypress	—	-1.23	-1.23	—	—	—	-1.23
Coastal Live Oak	—	-1.40	-1.40	—	—	—	-1.40
Jacaranda	—	-0.36	-0.36	—	—	—	-0.36
Black Walnut	—	-8.56	-8.56	—	—	—	-8.56
Subtotal	—	-12.0	-12.0	—	—	—	-12.0

Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-15.4	-15.4	—	—	—	-15.4

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/1/2026	1/14/2026	5.00	10.0	—
Grading	Grading	1/15/2026	2/4/2026	5.00	15.0	—

Building Construction	Building Construction	2/8/2026	11/15/2026	5.00	200	—
Paving	Paving	11/16/2026	11/30/2026	5.00	10.0	—
Architectural Coating	Architectural Coating	12/1/2026	12/15/2026	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41

Site Preparation	Tractors/Loaders/Back	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	6.00	8.80	LDA,LDT1,LDT2
Site Preparation	Vendor	4.00	5.30	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	8.00	8.80	LDA,LDT1,LDT2
Grading	Vendor	4.00	5.30	HHDT,MHDT
Grading	Hauling	92.0	218	HHDT

Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2.00	8.80	LDA,LDT1,LDT2
Building Construction	Vendor	2.00	5.30	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	18.0	8.80	LDA,LDT1,LDT2
Paving	Vendor	4.00	5.30	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	2.00	8.80	LDA,LDT1,LDT2
Architectural Coating	Vendor	4.00	5.30	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	6.00	8.80	LDA,LDT1,LDT2
Site Preparation	Vendor	4.00	5.30	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	8.00	8.80	LDA,LDT1,LDT2
Grading	Vendor	4.00	5.30	HHDT,MHDT
Grading	Hauling	92.0	218	HHDT

Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2.00	8.80	LDA,LDT1,LDT2
Building Construction	Vendor	2.00	5.30	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	18.0	8.80	LDA,LDT1,LDT2
Paving	Vendor	4.00	5.30	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	2.00	8.80	LDA,LDT1,LDT2
Architectural Coating	Vendor	4.00	5.30	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	3,949	1,316	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	5.00	0.00	—
Grading	6,000	5,000	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.01

5.6.2. Construction Earthmoving Control Strategies

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

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.01	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	453	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	9.43	9.43	9.43	3,442	24.8	24.8	24.8	9,057

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	9.43	9.43	9.43	3,442	24.8	24.8	24.8	9,057

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1

Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
3948.75	1,316	0.00	0.00	—

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

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)
Single Family Housing	6,340	478	0.0000	0.0000	43,426

5.11.2. Mitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	1,433	478	0.0000	0.0000	43,426

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	35,133	170,980

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	35,133	170,980

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	0.75	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	0.75	—

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
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.15.2. Mitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Olive	27.0	43,578	212
Strawberry Tree	30.0	41,977	204
Italian Cypress	30.0	20,676	74.5
Coastal Live Oak	33.0	43,170	204
Jacaranda	7.00	10,279	49.9
Black Walnut	61.0	73,440	237
Eucalyptus	-1.00	1,450	6.90
Acacia	-2.00	3,331	16.4
Cypress	-1.00	704	2.70
Date Palm	-1.00	410	1.60
Ceiba	-1.00	634	2.00
Pine	-1.00	1,632	8.00
Pittosporum	-2.00	2,480	11.6
Eugenia	-1.00	1,301	6.10
Oak	-1.00	1,114	3.60
Silk Oak	-1.00	1,381	6.60
Blue Gum Eucalyptus	-6.00	10,046	49.9

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Olive	27.0	43,578	212
Strawberry Tree	30.0	41,977	204
Italian Cypress	30.0	20,676	74.5
Coastal Live Oak	33.0	43,170	204
Jacaranda	7.00	10,279	49.9
Black Walnut	61.0	73,440	237
Eucalyptus	-1.00	1,450	6.90

Acacia	-2.00	3,331	16.4
Cypress	-1.00	704	2.70
Date Palm	-1.00	410	1.60
Ceiba	-1.00	634	2.00
Pine	-1.00	1,632	8.00
Pittosporum	-2.00	2,480	11.6
Eugenia	-1.00	1,301	6.10
Oak	-1.00	1,114	3.60
Silk Oak	-1.00	1,381	6.60
Blue Gum Eucalyptus	-6.00	10,046	49.9

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	6.51	annual days of extreme heat
Extreme Precipitation	7.10	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	21.1	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	22.2
AQ-PM	10.9
AQ-DPM	43.4
Drinking Water	17.7
Lead Risk Housing	39.3
Pesticides	71.9
Toxic Releases	9.14
Traffic	43.4
Effect Indicators	—
CleanUp Sites	37.6
Groundwater	47.4
Haz Waste Facilities/Generators	35.6
Impaired Water Bodies	51.2
Solid Waste	0.00
Sensitive Population	—
Asthma	1.52
Cardio-vascular	3.07
Low Birth Weights	25.9

Socioeconomic Factor Indicators	—
Education	2.71
Housing	60.1
Linguistic	0.00
Poverty	16.3
Unemployment	82.3

7.2. Healthy Places Index Scores

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

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	77.68510201
Employed	17.00243809
Median HI	81.50904658
Education	—
Bachelor's or higher	94.90568459
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—
Auto Access	76.73553189
Active commuting	60.92647248
Social	—
2-parent households	81.36789426
Voting	97.79289106
Neighborhood	—
Alcohol availability	42.21737457
Park access	20.96753497
Retail density	54.49762607

Supermarket access	38.86821506
Tree canopy	86.62902605
Housing	—
Homeownership	53.58655203
Housing habitability	35.99384063
Low-inc homeowner severe housing cost burden	19.68433209
Low-inc renter severe housing cost burden	34.91595021
Uncrowded housing	71.88502502
Health Outcomes	—
Insured adults	70.78147055
Arthritis	3.5
Asthma ER Admissions	93.3
High Blood Pressure	4.4
Cancer (excluding skin)	1.1
Asthma	80.2
Coronary Heart Disease	5.2
Chronic Obstructive Pulmonary Disease	47.8
Diagnosed Diabetes	58.5
Life Expectancy at Birth	92.2
Cognitively Disabled	58.3
Physically Disabled	52.4
Heart Attack ER Admissions	99.0
Mental Health Not Good	96.5
Chronic Kidney Disease	14.8
Obesity	83.6
Pedestrian Injuries	62.7
Physical Health Not Good	76.2
Stroke	22.5

Health Risk Behaviors	—
Binge Drinking	78.7
Current Smoker	97.6
No Leisure Time for Physical Activity	90.8
Climate Change Exposures	—
Wildfire Risk	67.9
SLR Inundation Area	68.5
Children	65.5
Elderly	1.8
English Speaking	98.1
Foreign-born	9.8
Outdoor Workers	98.2
Climate Change Adaptive Capacity	—
Impervious Surface Cover	93.1
Traffic Density	60.1
Traffic Access	0.0
Other Indices	—
Hardship	30.2
Other Decision Support	—
2016 Voting	97.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	10.0
Healthy Places Index Score for Project Location (b)	83.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Based on site plan for project.
Construction: Construction Phases	No demolition.
Operations: Vehicle Data	Trip rate based on trip generation analysis for the project. Trip length based on City's VMT for buildout year.
Construction: Trips and VMT	Rounded odd one-way trips up to account for whole round trips and added vendor trucks. Haul truck distance accounts for potential hazardous waste disposal.
Construction: Dust From Material Movement	Estimated based on potential for contaminated soil.
Characteristics: Utility Information	Project is within Santa Barbara Clean Energy jurisdiction.

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Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at //sam.nrel.gov) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

RESULTS

4,907 kWh/Year*

System output may range from 4,714 to 5,020 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	4.40	325
February	5.08	337
March	5.89	428
April	6.26	438
May	6.95	498
June	6.72	449
July	7.09	489
August	7.07	486
September	6.39	431
October	5.58	399
November	4.82	339
December	3.93	287
Annual	**5.85**	**4,906**

Location and Station Identification

Requested Location	**93101, USA**	
Weather Data Source	**Lat, Lng: 34.41, -119.7**	**0.8 mi**

The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Latitude	**34.41° N**
Longitude	**119.70° W**

PV System Specifications

DC System Size	**3 kW**
Module Type	**Standard**
Array Type	**Fixed (open rack)**
System Losses	**14.08%**
Array Tilt	**20°**
Array Azimuth	**180°**
DC to AC Size Ratio	**1.2**
Inverter Efficiency	**96%**
Ground Coverage Ratio	**0.4**
Albedo	***From weather file***
Bifacial	**No (0)**
Monthly Irradiance Loss	**Jan Feb Mar Apr May June** **0% 0% 0% 0% 0% 0%** **July Aug Sept Oct Nov Dec** **0% 0% 0% 0% 0% 0%**

Performance Metrics

DC Capacity Factor	**18.7%**

1 Hot Springs Road Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	1 Hot Springs Road
Construction Start Date	1/1/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.40
Precipitation (days)	22.8
Location	34.42189846515653, -119.65540814852312
County	Santa Barbara
City	Santa Barbara
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3344
EDFZ	8
Electric Utility	Santa Barbara Clean Energy
Gas Utility	Southern California Gas
App Version	2022.1.1.30

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
Condo/Townhouse	22.0	Dwelling Unit	1.50	31,258	35,254	—	63.0	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-1	Increase Residential Density
Transportation	T-4	Integrate A ordable and Below Market Rate Housing
Energy	E-10-B	Establish Onsite Renewable Energy Systems: Solar Power
Area Sources	LL-1	Replace Gas Powered Landscape Equipment with Zero-Emission Landscape Equipment

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.	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	—	1,969	1,969	0.08	0.03	0.58	1,981
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	—	73,676	73,676	3.67	11.1	3.49	77,082
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	—	4,203	4,203	0.20	0.47	2.54	4,352
Annual (Max)	—	—	—	—	—	—	—
Unmit.	—	696	696	0.03	0.08	0.42	721

2.2. Construction Emissions by Year, Unmitigated

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

Year	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—
2026	—	1,969	1,969	0.08	0.03	0.58	1,981

Daily - Winter (Max)	—	—	—	—	—	—	—
2026	—	73,676	73,676	3.67	11.1	3.49	77,082
Average Daily	—	—	—	—	—	—	—
2026	—	4,203	4,203	0.20	0.47	2.54	4,352
Annual	—	—	—	—	—	—	—
2026	—	696	696	0.03	0.08	0.42	721

2.3. Construction Emissions by Year, Mitigated

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

Year	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—
2026	—	1,969	1,969	0.08	0.03	0.58	1,981
Daily - Winter (Max)	—	—	—	—	—	—	—
2026	—	73,676	73,676	3.67	11.1	3.49	77,082
Average Daily	—	—	—	—	—	—	—
2026	—	4,203	4,203	0.20	0.47	2.54	4,352
Annual	—	—	—	—	—	—	—
2026	—	696	696	0.03	0.08	0.42	721

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.	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	10.4	692	703	0.94	0.03	1.77	737
Mit.	10.4	591	602	0.94	0.03	1.77	636
% Reduced	—	15%	14%	—	—	—	14%
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	10.4	683	693	0.94	0.03	0.26	726

Mit.	10.4	584	595	0.94	0.03	0.26	628
% Reduced	—	14%	14%	—	—	—	14%
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	10.4	685	695	0.94	0.03	0.89	729
Mit.	10.4	585	595	0.94	0.03	0.89	629
% Reduced	—	15%	14%	—	—	—	14%
Annual (Max)	—	—	—	—	—	—	—
Unmit.	1.73	113	115	0.16	0.01	0.15	121
Mit.	1.73	96.8	98.5	0.16	0.01	0.15	104
% Reduced	—	15%	14%	< 0.5%	< 0.5%	—	14%

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Mobile	—	440	440	0.03	0.03	1.55	450
Area	0.00	3.34	3.34	< 0.005	< 0.005	—	3.35
Energy	—	334	334	0.02	< 0.005	—	335
Water	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Waste	8.78	0.00	8.78	0.88	0.00	—	30.7
Refrig.	—	—	—	—	—	0.22	0.22
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	10.4	692	703	0.94	0.03	1.77	737
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	—	434	434	0.04	0.03	0.04	443
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	334	334	0.02	< 0.005	—	335
Water	1.65	8.08	9.74	0.01	< 0.005	—	11.0

Waste	8.78	0.00	8.78	0.88	0.00	—	30.7
Refrig.	—	—	—	—	—	0.22	0.22
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	10.4	683	693	0.94	0.03	0.26	726
Average Daily	—	—	—	—	—	—	—
Mobile	—	434	434	0.04	0.03	0.67	443
Area	0.00	1.65	1.65	< 0.005	< 0.005	—	1.65
Energy	—	334	334	0.02	< 0.005	—	335
Water	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Waste	8.78	0.00	8.78	0.88	0.00	—	30.7
Refrig.	—	—	—	—	—	0.22	0.22
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	10.4	685	695	0.94	0.03	0.89	729
Annual	—	—	—	—	—	—	—
Mobile	—	71.8	71.8	0.01	< 0.005	0.11	73.4
Area	0.00	0.27	0.27	< 0.005	< 0.005	—	0.27
Energy	—	55.3	55.3	< 0.005	< 0.005	—	55.4
Water	0.27	1.34	1.61	< 0.005	< 0.005	—	1.81
Waste	1.45	0.00	1.45	0.15	0.00	—	5.09
Refrig.	—	—	—	—	—	0.04	0.04
Vegetation	—	-15.4	-15.4	—	—	—	-15.4
Total	1.73	113	115	0.16	0.01	0.15	121

2.6. Operations Emissions by Sector, Mitigated

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

Sector	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Mobile	—	440	440	0.03	0.03	1.55	450

Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	236	236	0.02	< 0.005	—	237
Water	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Waste	8.78	0.00	8.78	0.88	0.00	—	30.7
Refrig.	—	—	—	—	—	0.22	0.22
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	10.4	591	602	0.94	0.03	1.77	636
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	—	434	434	0.04	0.03	0.04	443
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	236	236	0.02	< 0.005	—	236
Water	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Waste	8.78	0.00	8.78	0.88	0.00	—	30.7
Refrig.	—	—	—	—	—	0.22	0.22
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	10.4	584	595	0.94	0.03	0.26	628
Average Daily	—	—	—	—	—	—	—
Mobile	—	434	434	0.04	0.03	0.67	443
Area	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	—	236	236	0.02	< 0.005	—	237
Water	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Waste	8.78	0.00	8.78	0.88	0.00	—	30.7
Refrig.	—	—	—	—	—	0.22	0.22
Vegetation	—	-93.1	-93.1	—	—	—	-93.1
Total	10.4	585	595	0.94	0.03	0.89	629
Annual	—	—	—	—	—	—	—
Mobile	—	71.8	71.8	0.01	< 0.005	0.11	73.4
Area	0.00	0.00	0.00	0.00	0.00	—	0.00

Energy	—	39.1	39.1	< 0.005	< 0.005	—	39.2
Water	0.27	1.34	1.61	< 0.005	< 0.005	—	1.81
Waste	1.45	0.00	1.45	0.15	0.00	—	5.09
Refrig.	—	—	—	—	—	0.04	0.04
Vegetation	—	-15.4	-15.4	—	—	—	-15.4
Total	1.73	96.8	98.5	0.16	0.01	0.15	104

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	56.6	56.6	< 0.005	< 0.005	—	56.8
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	9.37	9.37	< 0.005	< 0.005	—	9.40
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	48.3	48.3	< 0.005	< 0.005	0.01	49.0
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	1.32	1.32	< 0.005	< 0.005	< 0.005	1.35
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.22	0.22	< 0.005	< 0.005	< 0.005	0.22
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Site Preparation (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	56.6	56.6	< 0.005	< 0.005	—	56.8
Dust From Material Movement	—	—	—	—	—	—	—

Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	9.37	9.37	< 0.005	< 0.005	—	9.40
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	48.3	48.3	< 0.005	< 0.005	0.01	49.0
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	1.32	1.32	< 0.005	< 0.005	< 0.005	1.35
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.22	0.22	< 0.005	< 0.005	< 0.005	0.22
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	2,455	2,455	0.10	0.02	—	2,463

Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	101	101	< 0.005	< 0.005	—	101
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	16.7	16.7	< 0.005	< 0.005	—	16.8
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	60.4	60.4	< 0.005	< 0.005	0.01	61.3
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	71,091	71,091	3.57	11.1	3.48	74,484
Average Daily	—	—	—	—	—	—	—
Worker	—	2.48	2.48	< 0.005	< 0.005	< 0.005	2.53
Vendor	—	2.87	2.87	< 0.005	< 0.005	< 0.005	2.99
Hauling	—	2,922	2,922	0.15	0.46	2.38	3,063
Annual	—	—	—	—	—	—	—
Worker	—	0.41	0.41	< 0.005	< 0.005	< 0.005	0.42
Vendor	—	0.47	0.47	< 0.005	< 0.005	< 0.005	0.50
Hauling	—	484	484	0.02	0.08	0.39	507

3.4. Grading (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	101	101	< 0.005	< 0.005	—	101
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	16.7	16.7	< 0.005	< 0.005	—	16.8
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	60.4	60.4	< 0.005	< 0.005	0.01	61.3
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	71,091	71,091	3.57	11.1	3.48	74,484
Average Daily	—	—	—	—	—	—	—
Worker	—	2.48	2.48	< 0.005	< 0.005	< 0.005	2.53
Vendor	—	2.87	2.87	< 0.005	< 0.005	< 0.005	2.99
Hauling	—	2,922	2,922	0.15	0.46	2.38	3,063
Annual	—	—	—	—	—	—	—

Worker	—	0.41	0.41	< 0.005	< 0.005	< 0.005	0.42
Vendor	—	0.47	0.47	< 0.005	< 0.005	< 0.005	0.50
Hauling	—	484	484	0.02	0.08	0.39	507

3.5. Building Construction (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	987	987	0.04	0.01	—	990
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	163	163	0.01	< 0.005	—	164
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	98.6	98.6	0.01	< 0.005	0.41	100
Vendor	—	69.7	69.7	< 0.005	0.01	0.17	72.9
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	96.6	96.6	< 0.005	< 0.005	0.01	98.0
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8

Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	53.0	53.0	< 0.005	< 0.005	0.10	53.9
Vendor	—	38.2	38.2	< 0.005	0.01	0.04	39.9
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	8.77	8.77	< 0.005	< 0.005	0.02	8.92
Vendor	—	6.33	6.33	< 0.005	< 0.005	0.01	6.61
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Building Construction (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	987	987	0.04	0.01	—	990
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	163	163	0.01	< 0.005	—	164
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—

Worker	—	98.6	98.6	0.01	< 0.005	0.41	100
Vendor	—	69.7	69.7	< 0.005	0.01	0.17	72.9
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	96.6	96.6	< 0.005	< 0.005	0.01	98.0
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	53.0	53.0	< 0.005	< 0.005	0.10	53.9
Vendor	—	38.2	38.2	< 0.005	0.01	0.04	39.9
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	8.77	8.77	< 0.005	< 0.005	0.02	8.92
Vendor	—	6.33	6.33	< 0.005	< 0.005	0.01	6.61
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Paving (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	991	991	0.04	0.01	—	995
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	—	—	—	—	—	—	—

Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	84.5	84.5	< 0.005	< 0.005	0.01	85.8
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	2.32	2.32	< 0.005	< 0.005	< 0.005	2.36
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.39
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Paving (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	991	991	0.04	0.01	—	995
Paving	—	—	—	—	—	—	—

Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	84.5	84.5	< 0.005	< 0.005	0.01	85.8
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	2.32	2.32	< 0.005	< 0.005	< 0.005	2.36
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.39
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Architectural Coating (2026) - Unmitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	24.1	24.1	< 0.005	< 0.005	< 0.005	24.5
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	0.66	0.66	< 0.005	< 0.005	< 0.005	0.67
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Worker	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Architectural Coating (2026) - Mitigated

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

Location	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	24.1	24.1	< 0.005	< 0.005	< 0.005	24.5
Vendor	—	69.8	69.8	< 0.005	0.01	< 0.005	72.8
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—
Worker	—	0.66	0.66	< 0.005	< 0.005	< 0.005	0.67
Vendor	—	1.91	1.91	< 0.005	< 0.005	< 0.005	2.00
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—

Worker	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Hauling	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

4.1.2. Mitigated

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

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	126	126	0.00	0.00	—	126
Total	—	126	126	0.00	0.00	—	126
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	126	126	0.00	0.00	—	126
Total	—	126	126	0.00	0.00	—	126
Annual	—	—	—	—	—	—	—
Condo/Townhouse	—	20.8	20.8	0.00	0.00	—	20.8
Total	—	20.8	20.8	0.00	0.00	—	20.8

4.2.2. Electricity Emissions By Land Use - Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	27.8	27.8	0.00	0.00	—	27.8
Total	—	27.8	27.8	0.00	0.00	—	27.8
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	27.0	27.0	0.00	0.00	—	27.0
Total	—	27.0	27.0	0.00	0.00	—	27.0
Annual	—	—	—	—	—	—	—
Condo/Townhouse	—	4.54	4.54	0.00	0.00	—	4.54
Total	—	4.54	4.54	0.00	0.00	—	4.54

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	209	209	0.02	< 0.005	—	209
Total	—	209	209	0.02	< 0.005	—	209
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	209	209	0.02	< 0.005	—	209
Total	—	209	209	0.02	< 0.005	—	209
Annual	—	—	—	—	—	—	—
Condo/Townhouse	—	34.5	34.5	< 0.005	< 0.005	—	34.6
Total	—	34.5	34.5	< 0.005	< 0.005	—	34.6

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	209	209	0.02	< 0.005	—	209
Total	—	209	209	0.02	< 0.005	—	209
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	209	209	0.02	< 0.005	—	209
Total	—	209	209	0.02	< 0.005	—	209
Annual	—	—	—	—	—	—	—
Condo/Townhouse	—	34.5	34.5	< 0.005	< 0.005	—	34.6
Total	—	34.5	34.5	< 0.005	< 0.005	—	34.6

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Landscape Equipment	—	3.34	3.34	< 0.005	< 0.005	—	3.35
Total	0.00	3.34	3.34	< 0.005	< 0.005	—	3.35
Daily, Winter (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00

Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Landscape Equipment	—	0.27	0.27	< 0.005	< 0.005	—	0.27
Total	0.00	0.27	0.27	< 0.005	< 0.005	—	0.27

4.3.2. Mitigated

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

Source	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Total	0.00	0.00	0.00	0.00	0.00	—	0.00

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Total	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Total	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Annual	—	—	—	—	—	—	—
Condo/Townhouse	0.27	1.34	1.61	< 0.005	< 0.005	—	1.81
Total	0.27	1.34	1.61	< 0.005	< 0.005	—	1.81

4.4.2. Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Total	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Total	1.65	8.08	9.74	0.01	< 0.005	—	11.0
Annual	—	—	—	—	—	—	—
Condo/Townhouse	0.27	1.34	1.61	< 0.005	< 0.005	—	1.81
Total	0.27	1.34	1.61	< 0.005	< 0.005	—	1.81

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	8.78	0.00	8.78	0.88	0.00	—	30.7
Total	8.78	0.00	8.78	0.88	0.00	—	30.7
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	8.78	0.00	8.78	0.88	0.00	—	30.7
Total	8.78	0.00	8.78	0.88	0.00	—	30.7
Annual	—	—	—	—	—	—	—
Condo/Townhouse	1.45	0.00	1.45	0.15	0.00	—	5.09
Total	1.45	0.00	1.45	0.15	0.00	—	5.09

4.5.2. Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	8.78	0.00	8.78	0.88	0.00	—	30.7
Total	8.78	0.00	8.78	0.88	0.00	—	30.7
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	8.78	0.00	8.78	0.88	0.00	—	30.7
Total	8.78	0.00	8.78	0.88	0.00	—	30.7
Annual	—	—	—	—	—	—	—
Condo/Townhouse	1.45	0.00	1.45	0.15	0.00	—	5.09
Total	1.45	0.00	1.45	0.15	0.00	—	5.09

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	0.22	0.22
Total	—	—	—	—	—	0.22	0.22
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	0.22	0.22
Total	—	—	—	—	—	0.22	0.22
Annual	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	0.04	0.04

4.6.2. Mitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	0.22	0.22
Total	—	—	—	—	—	0.22	0.22
Daily, Winter (Max)	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	0.22	0.22
Total	—	—	—	—	—	0.22	0.22
Annual	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	0.04	0.04

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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.7.2. Mitigated

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

Equipment Type	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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—

4.8.2. Mitigated

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

Equipment Type	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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.9.2. Mitigated

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

Equipment Type	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	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	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	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02

Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—

Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Daily, Winter (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—

Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—

Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Annual	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.03	0.03	—	—	—	0.03
Acacia	—	0.06	0.06	—	—	—	0.06
Cypress	—	0.01	0.01	—	—	—	0.01
Date Palm	—	0.01	0.01	—	—	—	0.01
Ceiba	—	0.01	0.01	—	—	—	0.01
Pine	—	0.03	0.03	—	—	—	0.03
Pittosporum	—	0.04	0.04	—	—	—	0.04
Eugenia	—	0.02	0.02	—	—	—	0.02
Oak	—	0.02	0.02	—	—	—	0.02
Silk Oak	—	0.02	0.02	—	—	—	0.02
Blue Gum Eucalyptus	—	0.18	0.18	—	—	—	0.18
Olive	—	-0.77	-0.77	—	—	—	-0.77
Strawberry Tree	—	-0.74	-0.74	—	—	—	-0.74
Italian Cypress	—	-0.32	-0.32	—	—	—	-0.32
Coastal Live Oak	—	-0.75	-0.75	—	—	—	-0.75

Jacaranda	—	-0.18	-0.18	—	—	—	-0.18
Black Walnut	—	-1.09	-1.09	—	—	—	-1.09
Subtotal	—	-3.43	-3.43	—	—	—	-3.43
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.13	0.13	—	—	—	0.13
Acacia	—	0.04	0.04	—	—	—	0.04
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	< 0.005	< 0.005	—	—	—	< 0.005
Ceiba	—	0.08	0.08	—	—	—	0.08
Pine	—	0.04	0.04	—	—	—	0.04
Pittosporum	—	0.18	0.18	—	—	—	0.18
Eugenia	—	0.07	0.07	—	—	—	0.07
Oak	—	0.08	0.08	—	—	—	0.08
Silk Oak	—	0.14	0.14	—	—	—	0.14
Blue Gum Eucalyptus	—	1.24	1.24	—	—	—	1.24
Olive	—	-1.34	-1.34	—	—	—	-1.34
Strawberry Tree	—	-1.18	-1.18	—	—	—	-1.18
Italian Cypress	—	-1.23	-1.23	—	—	—	-1.23
Coastal Live Oak	—	-1.40	-1.40	—	—	—	-1.40
Jacaranda	—	-0.36	-0.36	—	—	—	-0.36
Black Walnut	—	-8.56	-8.56	—	—	—	-8.56
Subtotal	—	-12.0	-12.0	—	—	—	-12.0
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—

Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-15.4	-15.4	—	—	—	-15.4

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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

Vegetation	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

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

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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

Species	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08
Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54

Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—

Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Daily, Winter (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.15	0.15	—	—	—	0.15
Acacia	—	0.36	0.36	—	—	—	0.36
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	0.04	0.04	—	—	—	0.04
Ceiba	—	0.06	0.06	—	—	—	0.06
Pine	—	0.17	0.17	—	—	—	0.17
Pittosporum	—	0.26	0.26	—	—	—	0.26
Eugenia	—	0.14	0.14	—	—	—	0.14
Oak	—	0.10	0.10	—	—	—	0.10
Silk Oak	—	0.15	0.15	—	—	—	0.15
Blue Gum Eucalyptus	—	1.08	1.08	—	—	—	1.08

Olive	—	-4.65	-4.65	—	—	—	-4.65
Strawberry Tree	—	-4.48	-4.48	—	—	—	-4.48
Italian Cypress	—	-1.93	-1.93	—	—	—	-1.93
Coastal Live Oak	—	-4.54	-4.54	—	—	—	-4.54
Jacaranda	—	-1.10	-1.10	—	—	—	-1.10
Black Walnut	—	-6.58	-6.58	—	—	—	-6.58
Subtotal	—	-20.7	-20.7	—	—	—	-20.7
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.80	0.80	—	—	—	0.80
Acacia	—	0.22	0.22	—	—	—	0.22
Cypress	—	0.42	0.42	—	—	—	0.42
Date Palm	—	0.02	0.02	—	—	—	0.02
Ceiba	—	0.50	0.50	—	—	—	0.50
Pine	—	0.26	0.26	—	—	—	0.26
Pittosporum	—	1.10	1.10	—	—	—	1.10
Eugenia	—	0.42	0.42	—	—	—	0.42
Oak	—	0.49	0.49	—	—	—	0.49
Silk Oak	—	0.87	0.87	—	—	—	0.87
Blue Gum Eucalyptus	—	7.47	7.47	—	—	—	7.47
Olive	—	-8.11	-8.11	—	—	—	-8.11
Strawberry Tree	—	-7.15	-7.15	—	—	—	-7.15
Italian Cypress	—	-7.45	-7.45	—	—	—	-7.45
Coastal Live Oak	—	-8.43	-8.43	—	—	—	-8.43
Jacaranda	—	-2.15	-2.15	—	—	—	-2.15
Black Walnut	—	-51.7	-51.7	—	—	—	-51.7
Subtotal	—	-72.4	-72.4	—	—	—	-72.4
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—

Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-93.1	-93.1	—	—	—	-93.1
Annual	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Eucalyptus	—	0.03	0.03	—	—	—	0.03
Acacia	—	0.06	0.06	—	—	—	0.06
Cypress	—	0.01	0.01	—	—	—	0.01
Date Palm	—	0.01	0.01	—	—	—	0.01
Ceiba	—	0.01	0.01	—	—	—	0.01
Pine	—	0.03	0.03	—	—	—	0.03
Pittosporum	—	0.04	0.04	—	—	—	0.04

Eugenia	—	0.02	0.02	—	—	—	0.02
Oak	—	0.02	0.02	—	—	—	0.02
Silk Oak	—	0.02	0.02	—	—	—	0.02
Blue Gum Eucalyptus	—	0.18	0.18	—	—	—	0.18
Olive	—	-0.77	-0.77	—	—	—	-0.77
Strawberry Tree	—	-0.74	-0.74	—	—	—	-0.74
Italian Cypress	—	-0.32	-0.32	—	—	—	-0.32
Coastal Live Oak	—	-0.75	-0.75	—	—	—	-0.75
Jacaranda	—	-0.18	-0.18	—	—	—	-0.18
Black Walnut	—	-1.09	-1.09	—	—	—	-1.09
Subtotal	—	-3.43	-3.43	—	—	—	-3.43
Sequestered	—	—	—	—	—	—	—
Eucalyptus	—	0.13	0.13	—	—	—	0.13
Acacia	—	0.04	0.04	—	—	—	0.04
Cypress	—	0.07	0.07	—	—	—	0.07
Date Palm	—	< 0.005	< 0.005	—	—	—	< 0.005
Ceiba	—	0.08	0.08	—	—	—	0.08
Pine	—	0.04	0.04	—	—	—	0.04
Pittosporum	—	0.18	0.18	—	—	—	0.18
Eugenia	—	0.07	0.07	—	—	—	0.07
Oak	—	0.08	0.08	—	—	—	0.08
Silk Oak	—	0.14	0.14	—	—	—	0.14
Blue Gum Eucalyptus	—	1.24	1.24	—	—	—	1.24
Olive	—	-1.34	-1.34	—	—	—	-1.34
Strawberry Tree	—	-1.18	-1.18	—	—	—	-1.18
Italian Cypress	—	-1.23	-1.23	—	—	—	-1.23
Coastal Live Oak	—	-1.40	-1.40	—	—	—	-1.40
Jacaranda	—	-0.36	-0.36	—	—	—	-0.36

Black Walnut	—	-8.56	-8.56	—	—	—	-8.56
Subtotal	—	-12.0	-12.0	—	—	—	-12.0
Removed	—	—	—	—	—	—	—
Eucalyptus	—	—	—	—	—	—	—
Acacia	—	—	—	—	—	—	—
Cypress	—	—	—	—	—	—	—
Date Palm	—	—	—	—	—	—	—
Ceiba	—	—	—	—	—	—	—
Pine	—	—	—	—	—	—	—
Pittosporum	—	—	—	—	—	—	—
Eugenia	—	—	—	—	—	—	—
Oak	—	—	—	—	—	—	—
Silk Oak	—	—	—	—	—	—	—
Blue Gum Eucalyptus	—	—	—	—	—	—	—
Olive	—	—	—	—	—	—	—
Strawberry Tree	—	—	—	—	—	—	—
Italian Cypress	—	—	—	—	—	—	—
Coastal Live Oak	—	—	—	—	—	—	—
Jacaranda	—	—	—	—	—	—	—
Black Walnut	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-15.4	-15.4	—	—	—	-15.4

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description

Site Preparation	Site Preparation	1/1/2026	1/14/2026	5.00	10.0	—
Grading	Grading	1/15/2026	2/4/2026	5.00	15.0	—
Building Construction	Building Construction	2/8/2026	11/15/2026	5.00	200	—
Paving	Paving	11/16/2026	11/30/2026	5.00	10.0	—
Architectural Coating	Architectural Coating	12/1/2026	12/15/2026	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38

Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	8.00	8.80	LDA,LDT1,LDT2
Site Preparation	Vendor	4.00	5.30	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	8.80	LDA,LDT1,LDT2
Grading	Vendor	4.00	5.30	HHDT,MHDT
Grading	Hauling	92.0	218	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	16.0	8.80	LDA,LDT1,LDT2
Building Construction	Vendor	4.00	5.30	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	14.0	8.80	LDA,LDT1,LDT2
Paving	Vendor	4.00	5.30	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	4.00	8.80	LDA,LDT1,LDT2
Architectural Coating	Vendor	4.00	5.30	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	8.00	8.80	LDA,LDT1,LDT2
Site Preparation	Vendor	4.00	5.30	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	8.80	LDA,LDT1,LDT2
Grading	Vendor	4.00	5.30	HHDT,MHDT
Grading	Hauling	92.0	218	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	16.0	8.80	LDA,LDT1,LDT2
Building Construction	Vendor	4.00	5.30	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	14.0	8.80	LDA,LDT1,LDT2
Paving	Vendor	4.00	5.30	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	4.00	8.80	LDA,LDT1,LDT2
Architectural Coating	Vendor	4.00	5.30	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	63,297	21,099	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	9.38	0.00	—
Grading	6,000	5,000	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.68

5.6.2. Construction Earthmoving Control Strategies

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

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Condo/Townhouse	0.68	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	453	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	148	148	148	54,122	546	546	546	199,248

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	129	129	129	46,926	473	473	473	172,755

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	22
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	22
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
63297.45	21,099	0.00	0.00	—

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

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)
Condo/Townhouse	95,852	478	0.0000	0.0000	650,867

5.11.2. Mitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	20,628	478	0.0000	0.0000	650,867

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	772,928	514,620

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	772,928	514,620

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	16.3	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	16.3	—

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
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.15.2. Mitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Olive	27.0	43,578	212
Strawberry Tree	30.0	41,977	204
Italian Cypress	30.0	20,676	74.5
Coastal Live Oak	33.0	43,170	204
Jacaranda	7.00	10,279	49.9
Black Walnut	61.0	73,440	237
Eucalyptus	-1.00	1,450	6.90
Acacia	-2.00	3,331	16.4
Cypress	-1.00	704	2.70
Date Palm	-1.00	410	1.60
Ceiba	-1.00	634	2.00
Pine	-1.00	1,632	8.00
Pittosporum	-2.00	2,480	11.6
Eugenia	-1.00	1,301	6.10
Oak	-1.00	1,114	3.60
Silk Oak	-1.00	1,381	6.60

Blue Gum Eucalyptus	-6.00	10,046	49.9

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Olive	27.0	43,578	212
Strawberry Tree	30.0	41,977	204
Italian Cypress	30.0	20,676	74.5
Coastal Live Oak	33.0	43,170	204
Jacaranda	7.00	10,279	49.9
Black Walnut	61.0	73,440	237
Eucalyptus	-1.00	1,450	6.90
Acacia	-2.00	3,331	16.4
Cypress	-1.00	704	2.70
Date Palm	-1.00	410	1.60
Ceiba	-1.00	634	2.00
Pine	-1.00	1,632	8.00
Pittosporum	-2.00	2,480	11.6
Eugenia	-1.00	1,301	6.10
Oak	-1.00	1,114	3.60
Silk Oak	-1.00	1,381	6.60
Blue Gum Eucalyptus	-6.00	10,046	49.9

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	6.51	annual days of extreme heat
Extreme Precipitation	7.10	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	21.1	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	22.2
AQ-PM	10.9
AQ-DPM	43.4
Drinking Water	17.7
Lead Risk Housing	39.3
Pesticides	71.9
Toxic Releases	9.14

Traffic	43.4
Effect Indicators	—
CleanUp Sites	37.6
Groundwater	47.4
Haz Waste Facilities/Generators	35.6
Impaired Water Bodies	51.2
Solid Waste	0.00
Sensitive Population	—
Asthma	1.52
Cardio-vascular	3.07
Low Birth Weights	25.9
Socioeconomic Factor Indicators	—
Education	2.71
Housing	60.1
Linguistic	0.00
Poverty	16.3
Unemployment	82.3

7.2. Healthy Places Index Scores

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

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	77.68510201
Employed	17.00243809
Median HI	81.50904658
Education	—
Bachelor's or higher	94.90568459
High school enrollment	100

Preschool enrollment	95.7141024
Transportation	—
Auto Access	76.73553189
Active commuting	60.92647248
Social	—
2-parent households	81.36789426
Voting	97.79289106
Neighborhood	—
Alcohol availability	42.21737457
Park access	20.96753497
Retail density	54.49762607
Supermarket access	38.86821506
Tree canopy	86.62902605
Housing	—
Homeownership	53.58655203
Housing habitability	35.99384063
Low-inc homeowner severe housing cost burden	19.68433209
Low-inc renter severe housing cost burden	34.91595021
Uncrowded housing	71.88502502
Health Outcomes	—
Insured adults	70.78147055
Arthritis	3.5
Asthma ER Admissions	93.3
High Blood Pressure	4.4
Cancer (excluding skin)	1.1
Asthma	80.2
Coronary Heart Disease	5.2
Chronic Obstructive Pulmonary Disease	47.8

Diagnosed Diabetes	58.5
Life Expectancy at Birth	92.2
Cognitively Disabled	58.3
Physically Disabled	52.4
Heart Attack ER Admissions	99.0
Mental Health Not Good	96.5
Chronic Kidney Disease	14.8
Obesity	83.6
Pedestrian Injuries	62.7
Physical Health Not Good	76.2
Stroke	22.5
Health Risk Behaviors	—
Binge Drinking	78.7
Current Smoker	97.6
No Leisure Time for Physical Activity	90.8
Climate Change Exposures	—
Wildfire Risk	67.9
SLR Inundation Area	68.5
Children	65.5
Elderly	1.8
English Speaking	98.1
Foreign-born	9.8
Outdoor Workers	98.2
Climate Change Adaptive Capacity	—
Impervious Surface Cover	93.1
Traffic Density	60.1
Traffic Access	0.0
Other Indices	—

Hardship	30.2
Other Decision Support	—
2016 Voting	97.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	10.0
Healthy Places Index Score for Project Location (b)	83.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Based on site plan for project.
Construction: Construction Phases	No demolition.
Operations: Vehicle Data	Trip rate based on trip generation analysis for the project. Trip length based on City's VMT for buildout year.

Construction: Trips and VMT	Rounded odd one-way trips up to account for whole round trips and added vendor trucks. Haul truck distance accounts for potential hazardous waste disposal.
Construction: Dust From Material Movement	Estimated based on potential for contaminated soil.
Characteristics: Utility Information	Project is within Santa Barbara Clean Energy jurisdiction.

NREL
NATIONAL RENEWABLE ENERGY LABORATORY

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at //sam.nrel.gov) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

RESULTS

75,224 kWh/Year*

System output may range from 72,275 to 76,954 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	4.40	4,982
February	5.08	5,171
March	5.89	6,567
April	6.26	6,720
May	6.95	7,635
June	6.72	6,877
July	7.09	7,493
August	7.07	7,450
September	6.39	6,606
October	5.57	6,116
November	4.81	5,202
December	3.93	4,405
Annual	**5.85**	**75,224**

Location and Station Identification

Requested Location	**93101, USA**	
Weather Data Source	**Lat, Lng: 34.41, -119.7**	**0.8 mi**

The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Latitude	**34.41° N**
Longitude	**119.70° W**

PV System Specifications

DC System Size	**46 kW**
Module Type	**Standard**
Array Type	**Fixed (open rack)**
System Losses	**14.08%**
Array Tilt	**20°**
Array Azimuth	**180°**
DC to AC Size Ratio	**1.2**
Inverter Efficiency	**96%**
Ground Coverage Ratio	**0.4**
Albedo	***From weather file***
Bifacial	**No (0)**
Monthly Irradiance Loss	**Jan Feb Mar Apr May June** **0% 0% 0% 0% 0% 0%** **July Aug Sept Oct Nov Dec** **0% 0% 0% 0% 0% 0%**

Performance Metrics

DC Capacity Factor	**18.7%**

i-Tree Planting
Report is an i-Tree® benefits and tree growth forecast.

Location: Santa Barbara, CA 93101
Total number of trees planted in this project: 18
Electricity Emissions Factor: 252.4
Fuel Emissions Factor: 52
Project years: 30
Annual Tree Mortality: 3
Run Date: 9-24-2025
Run Version: 2.8.0

Group Identifier	Tree Group Characteristics	Initial Numberof Trees	Species	Initial DBH (inches)	Distance to Building (feet)	Direction	Building Vintage	TreeCondition	CrownLightExposure	DBH (inches)	Height (feet)	Surviving Trees	Basal Area (square feet)	Canopy Cover (square feet)	Leaf Area (square feet)	Biomass (short ton)	CO2 Avoided (pounds)	CO2 Avoided ($)	CO2 Sequestered (pounds)	CO2 Sequestered ($)	Electricity Saved (MWh)	Electricity Saved ($)	Fuel Saved (MMBtu)	Fuel Saved ($)	Rainfall Interception (gallons)	Evaporation (gallons)	Transpiration (gallons)	Avoided Runoff (gallons)	Avoided Runoff ($)	O3 Removed (pounds)	NO2 Avoided (pounds)	NO2 Removed (pounds)	SO2 Avoided (pounds)	SO2 Removed (pounds)	VOC Avoided (pounds)	PM2.5 Avoided (pounds)	PM2.5 Removed (pounds)	Avoided Value ($)	Removal Value ($)
1	1 Gum size(Eucalyptus) tree of	1	Gum spp(Eucalyptus)	1	0-10	north (54°)	post-1980	excellent	full sun	23.8	67.2	0.41	1.3	592.2	2,315.10	1.7	1,678.50	$99.05	8,762.80	$517.68	1,449.80	$296.77	6.9	$69.54	11,480.70	11,480.20	33,389.50	2,115.40	$16.90	10.21	0.12	1.03	0.42	0.07	0.76	0.48	0.15	$3.03	$35.58
2	2 Acacia(Acacia alata) trees of	1	Acacia(Acacia alata)	1	0-10	north (54°)	post-1980	excellent	full sun	18.4	63.5	0.83	1.5	350.6	1,708.00	0.4	3,932.60	$238.76	2,424.70	$143.08	3,321.30	$681.83	16.4	$211.61	10,898.40	10,887.90	31,667.00	2,006.30	$17.93	9.66	0.29	0.97	0.39	0.06	1.76	1.1	0.14	$6.97	$31.58
3	1 Cypress spp(Cupressus) tree	1	Cypress spp(Cupressus)	1	0-10	north (54°)	post-1980	excellent	full sun	23.8	47.3	0.41	1.3	267.7	1,550.90	0.9	739	$43.61	4,557.70	$268.94	703.6	$144.02	2.7	$34.93	5,141.90	5,141.60	14,954.20	947.4	$8.47	4.79	0.05	0.48	0.19	0.03	0.37	0.23	0.07	$1.44	$16.81
4	1 Date Palm spp(Phoenix) tree	1	Date Palm spp(Phoenix)	1	0-10	north (54°)	post-1980	excellent	full sun	17.7	20.8	0.41	0.71	101.4	151.4	0	429.4	$25.34	263.9	$15.57	418.2	$83.98	1.6	$20.20	2,791.40	2,791.30	8,089.20	512.5	$4.58	1.48	0.03	0.14	0.11	0.01	0.21	0.13	0.02	$0.84	$4.78
5	1 Ceiba size(Ceiba) tree of 1 in	1	Ceiba spp(Ceiba)	1	0-10	north (54°)	post-1980	excellent	full sun	23.8	50.7	0.41	1.3	224.9	1,314.10	1.1	618.7	$36.51	5,464.20	$322.43	633.6	$129.69	2	$26.17	4,858.10	4,857.90	14,128.90	895.1	$8.00	4.2	0.04	0.39	0.16	0.03	0.33	0.21	0.05	$1.28	$10.39
6	1 Pine size(Pinus) tree of 1 inch	1	Pine spp(Pinus)	1	0-10	north (54°)	post-1980	excellent	full sun	23.8	81.7	0.41	1.3	210.8	852.4	0.8	1,918.10	$113.88	2,865.20	$170.26	1,832.40	$534.15	6	$151.77	3,826.20	3,826.00	11,127.90	705	$6.30	3.02	0.14	0.3	0.46	0.02	0.86	0.54	0.04	$3.42	$16.32
7	2 Pittosporum(Pittosporum ob	2	Pittosporum(Pittosporum arborescens)	1	0-10	north (54°)	post-1980	excellent	full sun	23.8	58.5	0.83	2.6	360.7	1,645.00	2.4	2,448.20	$166.07	12,862.70	$732.86	2,479.80	$507.62	11.6	$155.57	7,945.90	7,945.50	23,109.10	1,464.10	$13.08	6.48	0.2	0.65	0.72	0.04	1.3	0.82	0.09	$5.17	$22.22
8	1 Eugenia-prasina(Eugenia prasina)	1	Eugenia-prasina(Eugenia prasina)	1	0-10	north (54°)	post-1980	excellent	full sun	17.7	54.4	0.41	0.71	180.5	987.8	0.8	1,496.20	$88.29	4,567.60	$269.53	1,361.30	$266.37	6.1	$79.20	5,671.90	5,671.60	16,495.60	1,045.10	$9.34	5.1	0.11	0.51	0.38	0.03	0.68	0.43	0.08	$2.71	$17.48
9	1 Oak size(Quercus) tree of 1 ir	1	Oak spp(Quercus)	1	0-10	north (54°)	post-1980	excellent	full sun	23.8	76.8	0.41	1.3	597.6	2,498.20	1	1,091.90	$64.43	5,350.40	$315.72	1,514.20	$228.06	3.6	$46.45	11,262.20	11,261.60	32,753.90	2,075.20	$18.54	9.53	0.28	0.86	0.28	0.06	0.58	0.37	0.11	$2.26	$23.08
10	1 Silk oak(Grevillea robusta) tr	1	Silk oak(Grevillea robusta)	1	0-10	north (54°)	post-1980	excellent	full sun	30.7	64	0.41	2.1	446.1	2,127.90	1.9	1,597.70	$94.28	9,559.50	$564.09	1,380.50	$282.99	6.8	$85.19	8,535.90	8,535.50	24,825.20	1,572.80	$14.05	7.44	0.11	0.75	0.4	0.05	0.73	0.45	0.11	$2.88	$25.82
11	6 Blue gum eucalyptus(Eucalyp	6	Blue gum eucalyptus(Eucalyptus globulus)	1	0-10	north (54°)	post-1980	excellent	full sun	30.7	80.2	2.5	12.8	3,861.90	14,297.90	16	11,853.10	$699.45	81,816.60	$4,827.86	10,046.50	$2,056.41	49.9	$645.52	75,822.40	75,818.70	205,515.30	13,973.60	$124.64	67.96	0.85	6.83	3	0.44	5.3	3.51	0.99	$21.04	$236.96

Cumulative graph data

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Sequestered & Avoided Carbon	45.33096691	108.6477406	192.9886703	297.3761252	426.1748616	582.5413986	764.0041073	968.4849457	1195.652973	1445.027012	1716.74631	2038.263982	2377.248965	2730.932659	3094.958868	3481.163474	3876.279877	4281.020479	4702.847383	5132.824144	5570.469125	6015.368885	6467.116709	6925.299895	7389.51084	7859.339311	8334.577469	8815.491585	9300.940877	9790.359416
Energy	92.75864596	183.8113686	274.7638596	367.1526111	464.7125605	565.0827157	741.3094236	898.8321922	1058.637421	1226.627821	1401.49836	1589.960641	1785.275421	2363.781257	2543.12958	2929.876016	3114.158885	3301.715771	3696.198399	3886.76075	4274.758891	4551.551118	4819.782111	5080.269086	5333.105667	5576.467956	5816.160726	6052.945826	6282.359469	6504.985059
Avoided Runoff	1.813961599	4.089641936	6.846732782	10.05413809	13.72839259	17.86837751	22.48419587	27.57677754	33.14739867	39.19720947	45.72410444	52.73626464	60.19839655	68.12106765	76.48383551	85.27072255	94.46359419	104.0452505	113.9905983	124.3104257	134.9636501	145.9447643	157.2490678	168.8364934	180.7211759	192.8816501	205.3057457	217.9815396	230.8973456	244.0416707
Air Pollution	2.368511985	5.465134745	9.150777210	14.10566691	19.81548382	26.986987	35.488322	45.2427836	56.04222754	67.97989843	80.99207741	95.78825592	111.6665359	128.4644644	146.1852637	164.8514578	184.4073959	204.7372797	225.9685793	247.8494678	270.2902577	293.2781773	316.7170583	340.5543898	364.7249781	389.1949854	413.8578189	438.6310763	463.5205303	488.4273486
Combined Benefits	142.2191854	302.0188859	483.10844	688.58874	924.4672785	1222.49009	1563.285049	1939.346694	2342.861328	2778.832041	3244.87693	3876.746924	4529.377848	5191.296668	5864.757546	6558.051381	7269.309762	7983.500618	8738.913731	9484.735787	10250.49068	11005.94388	11760.85625	12514.97982	13268.84266	14019.8435	14770.05456	15525.83983	16277.70362	17027.78347

i-Tree Planting
Report is an i-Tree^ benefits and tree growth forecast.

Location: Santa Barbara, CA 93101
Total number of trees planted in this project: 188
Electricity Emissions Factor: 252.4
Fuel Emissions Factor: 52
Project years: 30
Annual Tree Mortality: 3
Run Date: 9-24-2025
Run Version: 2.6.0

Group Identifier	Tree Group Characteristics	Initial Number of Trees	Species	Initial DBH (inches)	Distance to Building (feet)	Direction	Building Vintage	Tree Condition	Crown Light Exposure	DBH (inches)	Height (feet)	Surviving Trees	Basal Area (square feet)	Canopy Cover (square feet)	Leaf Area (square feet)	Biomass (short ton)	CO2 Avoided (pounds)	CO2 Avoided ($)	CO2 Sequestered (pounds)	CO2 Sequestered ($)	Electricity Saved (kWh)	Electricity Saved ($)	Fuel Saved (MMBtu)	Fuel Saved ($)	Rainfall Interception (gallons)	Evaporation (gallons)	Transpiration (gallons)	Avoided Runoff (gallons)	Avoided Runoff ($)	O3 Removed (pounds)	NO2 Avoided (pounds)	NO2 Removed (pounds)	SO2 Avoided (pounds)	SO2 Removed (pounds)	VOC Avoided (pounds)	PM2.5 Avoided (pounds)	PM2.5 Removed (pounds)	Avoided Value ($)	Removal Value ($)
1	27 Olive sapo(Olea) trees of 1 in	27	Olive sapo(Olea)	1	0-19	north (&A*)	post-1980	excellent	full sun	17.7	66.4	11	10.1	3,126.50	15,212.60	15.9	56,870.30	$3,001.77	88,794.00	$6,239.59	43,677.90	$8,920.39	211.6	$1,738.46	160,144.20	530,139.40	291,251.00	16,452.50	$194.80	85.87	3.46	8.61	12.88	0.58	22.87	14.36	1.21	$91.07	$396.88
12	30 Strawberry tree(Arbutus une	30	Strawberry tree(Arbutus unedo)	1	0-19	north (&A*)	post-1980	excellent	full sun	15.6	76	12	16.4	6,646.60	30,957.50	15.1	49,019.20	$2,892.54	78,333.20	$4,522.31	41,977.30	$8,582.75	204	$2,639.84	176,186.30	176,177.00	494,952.30	31,358.20	$280.22	142.93	3.53	14.31	12.41	0.93	22.13	13.84	2	$87.74	$492.90
13	30 Italian cypress(Cupressus s	30	Italian cypress(Cupressus sempervirens)	1	0-19	north (&A*)	post-1980	excellent	full sun	17.7	40.5	12	21.2	4,632.70	24,442.00	14.4	21,166.50	$1,249.09	81,560.60	$4,812.75	20,675.50	$4,232.28	74.5	$864.16	131,151.30	131,144.90	361,429.20	24,165.80	$215.95	118.41	1.52	11.9	5.36	0.77	10.76	6.76	1.79	$42.20	$413.06
14	33 Coastal live oak(Quercus ag	33	Coastal live oak(Quercus agrifolia)	1	0-19	north (&A*)	post-1980	excellent	full sun	16.9	67.2	14	21.3	8,813.00	47,887.20	18	49,747.60	$2,935.52	92,290.70	$5,445.92	43,169.90	$8,836.89	204	$2,639.85	196,626.70	196,617.20	571,852.40	36,238.20	$323.75	177.98	3.58	17.89	12.59	1.15	22.72	14.22	2.62	$90.00	$621.57
15	7 Jacaranda(Dalbergia brasilien	7	Jacaranda(Dalbergia brasiliensis)	1	0-19	north (&A*)	post-1980	excellent	full sun	23.8	73.7	2.9	9	2,088.40	8,538.10	4.4	11,996.40	$708.01	23,596.00	$1,392.36	10,279.00	$2,104.11	49.9	$645.86	40,808.80	40,806.80	118,684.80	7,119.40	$67.19	32.09	0.86	3.2	3.04	0.21	5.42	3.39	0.43	$21.48	$109.37
16	61 Black walnut(Juglans nigra)	61	Black walnut(Juglans nigra)	1	0-19	north (&A*)	post-1980	excellent	full sun	30.7	90.8	25	130	49,272.60	178,060.70	111	72,042.10	$4,251.08	566,220.40	$33,411.71	73,440.40	$15,033.25	237.3	$3,870.06	832,219.70	832,179.50	2,420,357.00	153,344.00	$1,370.28	678.42	5.18	62.88	18.24	4.12	38.07	24.06	7.87	$148.81	$1,639.49

Cumulative graph data

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Sequestered & Avoided Car	458.537134	970.0745168	1669.851124	2514.42576	3517.578182	4758.089	6194.728286	7726.319627	9487.364791	11393.287	13579.9891	15910.41542	18466.93242	21150.83774	23984.40636	26938.17089	29915.90768	33002.85481	36101.24559	39210.7116	42331.33972	45442.76734	48543.565	51633.9847	54714.15455	57794.2474	60844.33443	63894.31991	66933.96384	69962.55822
Energy	911.0962292	1808.01038	2680.188655	3569.595615	4427.886635	5691.894	6973.148009	8291.262673	9632.457791	11334.67857	13403.658	15461.14691	17634.39235	20173.95061	22934.66159	25379.63293	28057.79674	31013.33321	33883.73946	36671.54022	39277.35564	42064.42763	44554.60158	47029.81356	49432.08056	51761.39607	54025.72297	56229.9906	58351.08916	60417.67969
Avoided Runoff	17.66768422	38.80000427	63.69205434	92.58413687	125.6830629	163.1819	205.1725776	251.8372814	303.2555547	359.5046629	420.6411157	486.7023331	557.7076285	633.6599564	714.5495075	800.3386994	890.8640708	985.9541322	1085.443326	1189.173257	1296.980966	1408.720889	1524.195866	1643.217591	1765.605101	1891.187638	2019.800669	2151.286994	2285.495825	2423.28224
Air Pollution	25.6187334	57.84804654	94.74427772	139.0175051	189.4896907	250.4969	318.0399619	393.3641368	477.7925335	569.8499358	674.153913	786.3933809	909.2872314	1040.311947	1180.947382	1332.261935	1491.24857	1660.171125	1835.631961	2017.763176	2205.515379	2398.639761	2596.455937	2798.256071	3003.469967	3211.268405	3421.026756	3628.854715	3840.060721	4054.567698
Combined Benefits	1370.911781	2873.932945	4518.488311	6305.530166	8260.436489	10863.55	13661.08883	16671.42372	20080.83067	23807.31223	28078.4401	32664.61204	37768.31963	42998.76225	48514.5423	54451.46446	60355.81907	66662.30328	72906.24553	79088.68545	85211.10811	91254.49562	97218.81804	103101.3094	108915.3008	114650.0995	120310.8848	125895.4022	131410.552	136857.2878