



DOUGLASKIM+ASSOCIATES,LLC

FUTURE EMISSIONS

474 Joaquin Road (Project) Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	474 Joaquin Road (Project)
Construction Start Date	3/15/2026
Operational Year	2029
Lead Agency	Town of Mammoth Lakes
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.70000
Precipitation (days)	33.4000
Location	474 Joaquin Rd, Mammoth Lakes, CA 93546, USA
County	Mono
City	Mammoth Lakes
Air District	Great Basin UAPCD
Air Basin	Great Basin Valleys
TAZ	3023
EDFZ	10
Electric Utility	Pacific Gas & Electric Company
Gas Utility	—
App Version	2022.1.1.37

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Low Rise	38.0000	Dwelling Unit	0.80000	84,946.0	58,278.0	—	89.0000	—

Parking Lot	0.16000	Acre	0.16000	0.00000	0.00000	—	—	—
Other Asphalt Surfaces	0.94000	Acre	0.94000	0.00000	0.00000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

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.	—	5,962.53	5,962.53	0.22186	0.14382	2.31951	6,012.89
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	—	2,203.92	2,203.92	0.08795	0.04464	0.03449	2,219.46
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	—	1,993.38	1,993.38	0.07907	0.04149	0.44794	2,008.12
Annual (Max)	—	—	—	—	—	—	—
Unmit.	—	330.026	330.026	0.01309	0.00687	0.07416	332.467

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	—	5,962.53	5,962.53	0.22186	0.14382	2.31951	6,012.89
2027	—	2,195.65	2,195.65	0.07981	0.04358	1.21146	2,211.85
2028	—	2,187.88	2,187.88	0.07983	0.04358	1.09812	2,203.96
2029	—	180.419	180.419	0.00638	0.00297	0.14358	181.607

Daily - Winter (Max)	—	—	—	—	—	—	—
2026	—	2,203.92	2,203.92	0.08795	0.04464	0.03449	2,219.46
2027	—	2,195.80	2,195.80	0.08041	0.04358	0.03137	2,210.83
2028	—	2,188.03	2,188.03	0.07983	0.04358	0.02851	2,203.04
2029	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Average Daily	—	—	—	—	—	—	—
2026	—	1,993.38	1,993.38	0.07907	0.04149	0.40573	2,008.12
2027	—	1,881.49	1,881.49	0.06996	0.03735	0.44794	1,894.82
2028	—	1,068.40	1,068.40	0.03958	0.02129	0.23150	1,075.96
2029	—	12.8431	12.8431	0.00048	0.00022	0.00441	12.9251
Annual	—	—	—	—	—	—	—
2026	—	330.026	330.026	0.01309	0.00687	0.06717	332.467
2027	—	311.502	311.502	0.01158	0.00618	0.07416	313.708
2028	—	176.885	176.885	0.00655	0.00352	0.03833	178.138
2029	—	2.12632	2.12632	0.00008	0.00004	0.00073	2.13989

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.	17.2533	2,712.13	2,729.38	1.88903	0.09051	4.72017	2,808.30
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	17.2533	2,712.73	2,729.98	1.89025	0.09132	0.71500	2,805.17
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	17.2533	1,833.65	1,850.90	1.85675	0.08042	2.19811	1,923.48
Annual (Max)	—	—	—	—	—	—	—
Unmit.	2.85648	303.581	306.438	0.30741	0.01331	0.36392	318.454

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	—	1,499.03	1,499.03	0.07807	0.07366	4.11178	1,527.04
Area	0.00000	932.556	932.556	0.04544	0.00909	—	936.400
Energy	—	305.772	305.772	0.03460	0.00240	—	307.353
Water	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Waste	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Refrig.	—	—	—	—	—	0.60838	0.60838
Vegetation	—	-30.9238	-30.9238	—	—	—	-30.9238
Total	17.2533	2,712.13	2,729.38	1.88903	0.09051	4.72017	2,808.30
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	—	1,499.63	1,499.63	0.07930	0.07447	0.10662	1,523.91
Area	0.00000	932.559	932.559	0.04544	0.00909	—	936.403
Energy	—	305.772	305.772	0.03460	0.00240	—	307.353
Water	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Waste	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Refrig.	—	—	—	—	—	0.60838	0.60838
Vegetation	—	-30.9238	-30.9238	—	—	—	-30.9238
Total	17.2533	2,712.73	2,729.98	1.89025	0.09132	0.71500	2,805.17
Average Daily	—	—	—	—	—	—	—
Mobile	—	1,340.47	1,340.47	0.08090	0.07059	1.58973	1,365.12
Area	0.00000	212.633	212.633	0.01034	0.00207	—	213.508
Energy	—	305.772	305.772	0.03460	0.00240	—	307.353
Water	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Waste	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Refrig.	—	—	—	—	—	0.60838	0.60838

Vegetation	—	-30.9238	-30.9238	—	—	—	-30.9238
Total	17.2533	1,833.65	1,850.90	1.85675	0.08042	2.19811	1,923.48
Annual	—	—	—	—	—	—	—
Mobile	—	221.930	221.930	0.01339	0.01169	0.26320	226.011
Area	0.00000	35.2039	35.2039	0.00171	0.00034	—	35.3487
Energy	—	50.6241	50.6241	0.00573	0.00040	—	50.8857
Water	0.35676	0.94324	1.30000	0.03673	0.00089	—	2.48287
Waste	2.49972	0.00000	2.49972	0.24984	0.00000	—	8.74568
Refrig.	—	—	—	—	—	0.10072	0.10072
Vegetation	—	-5.11979	-5.11979	—	—	—	-5.11979
Total	2.85648	303.581	306.438	0.30741	0.01331	0.36392	318.454

3. Construction Emissions Details

3.1. Demolition (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	—	2,493.95	2,493.95	0.10117	0.02023	—	2,502.51
Demolition	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	293.808	293.808	0.01192	0.00238	—	294.816
Demolition	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—

Off-Road Equipment	—	48.6432	48.6432	0.00197	0.00039	—	48.8101
Demolition	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	113.090	113.090	0.00624	0.00458	0.43550	115.047
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	237.981	237.981	0.00009	0.03809	0.44650	249.782
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Worker	—	13.2904	13.2904	0.00083	0.00054	0.02216	13.4942
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	28.0399	28.0399	0.00001	0.00449	0.02270	29.4017
Annual	—	—	—	—	—	—	—
Worker	—	2.20038	2.20038	0.00014	0.00009	0.00367	2.23413
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	4.64232	4.64232	< 0.000005	0.00074	0.00376	4.86779

3.3. 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)	—	—	—	—	—	—	—
Off-Road Equipment	—	2,064.92	2,064.92	0.08376	0.01675	—	2,072.01
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—

Off-Road Equipment	—	2,064.92	2,064.92	0.08376	0.01675	—	2,072.01
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	124.461	124.461	0.00505	0.00101	—	124.888
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	20.6060	20.6060	0.00084	0.00017	—	20.6767
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	67.8537	67.8537	0.00374	0.00275	0.26130	69.0280
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	32.0790	32.0790	0.00001	0.00513	0.06019	33.6696
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	67.8788	67.8788	0.00374	0.00275	0.00678	68.7986
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	32.0892	32.0892	0.00001	0.00514	0.00156	33.6230
Average Daily	—	—	—	—	—	—	—
Worker	—	4.07984	4.07984	0.00026	0.00017	0.00680	4.14242
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	1.93379	1.93379	< 0.000005	0.00031	0.00157	2.02771
Annual	—	—	—	—	—	—	—
Worker	—	0.67546	0.67546	0.00004	0.00003	0.00113	0.68582

Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.32016	0.32016	< 0.000005	0.00005	0.00026	0.33571

3.5. 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)	—	—	—	—	—	—	—
Off-Road Equipment	—	2,455.05	2,455.05	0.09959	0.01992	—	2,463.47
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	289.225	289.225	0.01173	0.00235	—	290.218
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	47.8845	47.8845	0.00194	0.00039	—	48.0488
Dust From Material Movement	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	90.4716	90.4716	0.00499	0.00367	0.34840	92.0373
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	341.927	341.927	0.00013	0.05473	0.64152	358.882
Daily, Winter (Max)	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—
Worker	—	10.6323	10.6323	0.00067	0.00043	0.01773	10.7954
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	40.2872	40.2872	0.00002	0.00646	0.03261	42.2439
Annual	—	—	—	—	—	—	—
Worker	—	1.76030	1.76030	0.00011	0.00007	0.00294	1.78730
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	6.67001	6.67001	< 0.000005	0.00107	0.00540	6.99395

3.7. 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	—	1,800.96	1,800.96	0.07305	0.01461	—	1,807.14
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,800.96	1,800.96	0.07305	0.01461	—	1,807.14
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	905.062	905.062	0.03671	0.00734	—	908.168
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	149.843	149.843	0.00608	0.00122	—	150.358
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	247.530	247.530	0.01365	0.01003	0.95323	251.814

Vendor	—	155.292	155.292	0.00133	0.02000	0.37636	161.661
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	247.622	247.622	0.01365	0.01003	0.02473	250.977
Vendor	—	155.339	155.339	0.00124	0.02000	0.00976	161.339
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Worker	—	124.092	124.092	0.00777	0.00504	0.20695	125.995
Vendor	—	78.0520	78.0520	0.00067	0.01005	0.08160	81.1451
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Worker	—	20.5448	20.5448	0.00129	0.00083	0.03426	20.8599
Vendor	—	12.9224	12.9224	0.00011	0.00166	0.01351	13.4345
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.9. Building Construction (2027) - 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	—	1,800.91	1,800.91	0.07305	0.01461	—	1,807.09
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,800.91	1,800.91	0.07305	0.01461	—	1,807.09
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	1,543.64	1,543.64	0.06262	0.01252	—	1,548.94
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	255.567	255.567	0.01037	0.00207	—	256.444
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	242.956	242.956	0.00543	0.01003	0.87152	246.953
Vendor	—	151.785	151.785	0.00133	0.01894	0.33994	157.802
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	243.046	243.046	0.00603	0.01003	0.02255	246.209
Vendor	—	151.842	151.842	0.00133	0.01894	0.00882	157.527
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Worker	—	207.725	207.725	0.00620	0.00860	0.32215	210.764
Vendor	—	130.123	130.123	0.00114	0.01623	0.12579	135.115
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Worker	—	34.3912	34.3912	0.00103	0.00142	0.05334	34.8945
Vendor	—	21.5434	21.5434	0.00019	0.00269	0.02083	22.3698
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.11. Building Construction (2028) - 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	—	1,801.31	1,801.31	0.07307	0.01461	—	1,807.49
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—
Off-Road Equipment	—	1,801.31	1,801.31	0.07307	0.01461	—	1,807.49
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	879.858	879.858	0.03569	0.00714	—	882.878
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	145.671	145.671	0.00591	0.00118	—	146.170
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	238.649	238.649	0.00543	0.01003	0.79309	242.567
Vendor	—	147.921	147.921	0.00133	0.01894	0.30503	153.902
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Worker	—	238.729	238.729	0.00543	0.01003	0.02059	241.875
Vendor	—	147.984	147.984	0.00133	0.01894	0.00792	153.669
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—
Worker	—	116.272	116.272	0.00324	0.00490	0.16709	117.980
Vendor	—	72.2663	72.2663	0.00065	0.00925	0.06442	75.1033
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Worker	—	19.2502	19.2502	0.00054	0.00081	0.02766	19.5330
Vendor	—	11.9645	11.9645	0.00011	0.00153	0.01066	12.4342
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.13. 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)	—	—	—	—	—	—	—
Off-Road Equipment	—	991.321	991.321	0.04021	0.00804	—	994.723
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	59.7508	59.7508	0.00242	0.00048	—	59.9559
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	9.89243	9.89243	0.00040	0.00008	—	9.92638
Paving	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	113.090	113.090	0.00624	0.00458	0.43550	115.047
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Worker	—	6.79973	6.79973	0.00043	0.00028	0.01134	6.90403
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Worker	—	1.12577	1.12577	0.00007	0.00005	0.00188	1.14304

Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.15. Architectural Coating (2029) - 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	—	133.510	133.510	0.00542	0.00108	—	133.968
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	9.51028	9.51028	0.00039	0.00008	—	9.54292
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	1.57454	1.57454	0.00006	0.00001	—	1.57994
Architectural Coatings	—	—	—	—	—	—	—
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	46.9098	46.9098	0.00097	0.00189	0.14358	47.6394
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Worker	—	3.33279	3.33279	0.00009	0.00014	0.00441	3.38215

Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Worker	—	0.55178	0.55178	0.00002	0.00002	0.00073	0.55995
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.17. Trenching (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	—	207.444	207.444	0.00841	0.00168	—	208.156
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—
Off-Road Equipment	—	12.5035	12.5035	0.00051	0.00010	—	12.5464
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Off-Road Equipment	—	2.07009	2.07009	0.00008	0.00002	—	2.07720
Onsite truck	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—
Worker	—	22.6179	22.6179	0.00125	0.00092	0.08710	23.0093
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—

Worker	—	1.35995	1.35995	0.00009	0.00006	0.00227	1.38081
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—
Worker	—	0.22515	0.22515	0.00001	0.00001	0.00038	0.22861
Vendor	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Apartments Low Rise	—	1,499.03	1,499.03	0.07807	0.07366	4.11178	1,527.04
Parking Lot	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	—	1,499.03	1,499.03	0.07807	0.07366	4.11178	1,527.04
Daily, Winter (Max)	—	—	—	—	—	—	—
Apartments Low Rise	—	1,499.63	1,499.63	0.07930	0.07447	0.10662	1,523.91
Parking Lot	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	—	1,499.63	1,499.63	0.07930	0.07447	0.10662	1,523.91
Annual	—	—	—	—	—	—	—
Apartments Low Rise	—	221.930	221.930	0.01339	0.01169	0.26320	226.011

Parking Lot	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	—	221.930	221.930	0.01339	0.01169	0.26320	226.011

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)	—	—	—	—	—	—	—
Apartments Low Rise	—	99.5093	99.5093	0.01610	0.00195	—	100.493
Parking Lot	—	3.41203	3.41203	0.00055	0.00007	—	3.44577
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	102.921	102.921	0.01665	0.00202	—	103.939
Daily, Winter (Max)	—	—	—	—	—	—	—
Apartments Low Rise	—	99.5093	99.5093	0.01610	0.00195	—	100.493
Parking Lot	—	3.41203	3.41203	0.00055	0.00007	—	3.44577
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	102.921	102.921	0.01665	0.00202	—	103.939
Annual	—	—	—	—	—	—	—
Apartments Low Rise	—	16.4749	16.4749	0.00267	0.00032	—	16.6378
Parking Lot	—	0.56490	0.56490	0.00009	0.00001	—	0.57049
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	17.0398	17.0398	0.00276	0.00033	—	17.2083

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)	—	—	—	—	—	—	—
Apartments Low Rise	—	202.851	202.851	0.01795	0.00038	—	203.414
Parking Lot	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	202.851	202.851	0.01795	0.00038	—	203.414
Daily, Winter (Max)	—	—	—	—	—	—	—
Apartments Low Rise	—	202.851	202.851	0.01795	0.00038	—	203.414
Parking Lot	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	202.851	202.851	0.01795	0.00038	—	203.414
Annual	—	—	—	—	—	—	—
Apartments Low Rise	—	33.5843	33.5843	0.00297	0.00006	—	33.6774
Parking Lot	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	33.5843	33.5843	0.00297	0.00006	—	33.6774

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	0.00000	926.792	926.792	0.04520	0.00904	—	930.616

Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Landscape Equipment	—	5.76412	5.76412	0.00024	0.00005	—	5.78439
Total	0.00000	932.556	932.556	0.04544	0.00909	—	936.400
Daily, Winter (Max)	—	—	—	—	—	—	—
Hearths	0.00000	926.792	926.792	0.04520	0.00904	—	930.616
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Landscape Equipment	—	5.76627	5.76627	0.00024	0.00005	—	5.78655
Total	0.00000	932.559	932.559	0.04544	0.00909	—	936.403
Annual	—	—	—	—	—	—	—
Hearths	0.00000	34.4717	34.4717	0.00168	0.00034	—	34.6139
Consumer Products	—	—	—	—	—	—	—
Architectural Coatings	—	—	—	—	—	—	—
Landscape Equipment	—	0.73218	0.73218	0.00003	0.00001	—	0.73475
Total	0.00000	35.2039	35.2039	0.00171	0.00034	—	35.3487

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)	—	—	—	—	—	—	—
Apartments Low Rise	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Daily, Winter (Max)	—	—	—	—	—	—	—

Apartments Low Rise	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	2.15483	5.69724	7.85207	0.22187	0.00536	—	14.9967
Annual	—	—	—	—	—	—	—
Apartments Low Rise	0.35676	0.94324	1.30000	0.03673	0.00089	—	2.48287
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.35676	0.94324	1.30000	0.03673	0.00089	—	2.48287

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)	—	—	—	—	—	—	—
Apartments Low Rise	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Daily, Winter (Max)	—	—	—	—	—	—	—
Apartments Low Rise	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	15.0985	0.00000	15.0985	1.50904	0.00000	—	52.8244
Annual	—	—	—	—	—	—	—

Apartments Low Rise	2.49972	0.00000	2.49972	0.24984	0.00000	—	8.74568
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	2.49972	0.00000	2.49972	0.24984	0.00000	—	8.74568

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)	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	0.60838	0.60838
Total	—	—	—	—	—	0.60838	0.60838
Daily, Winter (Max)	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	0.60838	0.60838
Total	—	—	—	—	—	0.60838	0.60838
Annual	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	0.10072	0.10072
Total	—	—	—	—	—	0.10072	0.10072

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	—	—	—	—	—	—	—

4.8. 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	—	—	—	—	—	—	—

4.9. 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	—	—	—	—	—	—	—

4.10. 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	—	—	—	—	—	—	—
Jeffrey Pine	—	-23.2800	-23.2800	—	—	—	-23.2800

Subtotal	—	-23.2800	-23.2800	—	—	—	-23.2800
Sequestered	—	—	—	—	—	—	—
Jeffrey Pine	—	-7.64384	-7.64384	—	—	—	-7.64384
Subtotal	—	-7.64384	-7.64384	—	—	—	-7.64384
Removed	—	—	—	—	—	—	—
Jeffrey Pine	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-30.9238	-30.9238	—	—	—	-30.9238
Daily, Winter (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Jeffrey Pine	—	-23.2800	-23.2800	—	—	—	-23.2800
Subtotal	—	-23.2800	-23.2800	—	—	—	-23.2800
Sequestered	—	—	—	—	—	—	—
Jeffrey Pine	—	-7.64384	-7.64384	—	—	—	-7.64384
Subtotal	—	-7.64384	-7.64384	—	—	—	-7.64384
Removed	—	—	—	—	—	—	—
Jeffrey Pine	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-30.9238	-30.9238	—	—	—	-30.9238
Annual	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Jeffrey Pine	—	-3.85427	-3.85427	—	—	—	-3.85427
Subtotal	—	-3.85427	-3.85427	—	—	—	-3.85427
Sequestered	—	—	—	—	—	—	—
Jeffrey Pine	—	-1.26552	-1.26552	—	—	—	-1.26552
Subtotal	—	-1.26552	-1.26552	—	—	—	-1.26552

Removed	—	—	—	—	—	—	—
Jeffrey Pine	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Total	—	-5.11979	-5.11979	—	—	—	-5.11979

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	4/1/2026	5/20/2026	6.00000	43.0000	—
Site Preparation	Site Preparation	3/15/2026	4/9/2026	6.00000	22.0000	—
Grading	Grading	4/15/2026	6/3/2026	6.00000	43.0000	—
Building Construction	Building Construction	6/1/2026	7/26/2028	6.00000	675.000	—
Paving	Paving	6/16/2026	7/10/2026	6.00000	22.0000	—
Architectural Coating	Architectural Coating	6/1/2029	6/30/2029	6.00000	26.0000	—
Trenching	Trenching	4/15/2026	5/9/2026	6.00000	22.0000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Demolition	Tractors/Loaders/Back hoes	Diesel	Average	3.00000	8.00000	84.0000	0.37000
Site Preparation	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000

Site Preparation	Rubber Tired Dozers	Diesel	Average	1.000000	7.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Grading	Tractors/Loaders/Back hoes	Diesel	Average	2.00000	7.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	6.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	1.000000	6.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	6.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	3.00000	8.00000	46.0000	0.45000
Paving	Cement and Mortar Mixers	Diesel	Average	1.000000	6.00000	10.00000	0.56000
Paving	Pavers	Diesel	Average	1.000000	6.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	1.000000	8.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	1.000000	7.00000	36.0000	0.38000
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000
Trenching	Trenchers	Diesel	Average	1.000000	8.00000	40.0000	0.50000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	12.5000	12.6300	LDA,LDT1,LDT2
Demolition	Vendor	—	11.8500	HHDT,MHDT
Demolition	Hauling	2.02326	35.0000	HHDT

Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	7.50000	12.6300	LDA,LDT1,LDT2
Site Preparation	Vendor	—	11.8500	HHDT,MHDT
Site Preparation	Hauling	0.27273	35.0000	HHDT
Site Preparation	Onsite truck	—	-2.00000	HHDT
Grading	Worker	10.00000	12.6300	LDA,LDT1,LDT2
Grading	Vendor	—	11.8500	HHDT,MHDT
Grading	Hauling	2.90698	35.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	27.3600	12.6300	LDA,LDT1,LDT2
Building Construction	Vendor	4.06220	11.8500	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	12.5000	12.6300	LDA,LDT1,LDT2
Paving	Vendor	—	11.8500	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	5.47200	12.6300	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	11.8500	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	Worker	2.50000	12.6300	LDA,LDT1,LDT2
Trenching	Vendor	—	11.8500	HHDT,MHDT
Trenching	Hauling	0.00000	20.0000	HHDT
Trenching	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	172,016	57,338.6	0.00000	0.00000	2,874.96

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	347.000	0.00000
Site Preparation	—	60.0000	20.6250	0.00000	0.00000
Grading	1,000.000	—	43.0000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	1.10000

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Apartments Low Rise	—	0%
Paving	Parking Lot	0.16000	100%
Paving	Other Asphalt Surfaces	0.94000	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00000	203.983	0.03300	0.00400
2027	0.00000	203.983	0.03300	0.00400
2028	0.00000	203.983	0.03300	0.00400
2029	0.00000	203.983	0.03300	0.00400

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
Apartments Low Rise	278.160	309.320	238.640	101,092	1,712.42	1,904.25	1,469.12	622,350
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Other Asphalt Surfaces	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Apartments Low Rise	Wood Fireplaces	0	0
Apartments Low Rise	Gas Fireplaces	0	0
Apartments Low Rise	Propane Fireplaces	38	38
Apartments Low Rise	Electric Fireplaces	0	0
Apartments Low Rise	No Fireplaces	0	0
Apartments Low Rise	Conventional Wood Stoves	0	0

Apartments Low Rise	Catalytic Wood Stoves	0	0
Apartments Low Rise	Non-Catalytic Wood Stoves	0	0
Apartments Low Rise	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0
Other Asphalt Surfaces	Wood Fireplaces	0	0
Other Asphalt Surfaces	Gas Fireplaces	0	0
Other Asphalt Surfaces	Propane Fireplaces	0	0
Other Asphalt Surfaces	Electric Fireplaces	0	0
Other Asphalt Surfaces	No Fireplaces	0	0
Other Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Pellet Wood Stoves	0	0

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)
172,016	57,338.6	0.00000	0.00000	2,874.96

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	100.0000
Summer Days	day/yr	180.000

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)
Apartments Low Rise	178,058	203.983	0.0330	0.0040	632,949
Parking Lot	6,105.37	203.983	0.0330	0.0040	0.00000
Other Asphalt Surfaces	0.00000	203.983	0.0330	0.0040	0.00000

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Low Rise	1,124,510	877,545
Parking Lot	0.00000	0.00000
Other Asphalt Surfaces	0.00000	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	28.0152	0.00000
Parking Lot	0.00000	0.00000
Other Asphalt Surfaces	0.00000	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Jeffrey Pine	45.0000	152,061	360.000
Jeffrey Pine	-45.0000	-230,323	-532.000

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	36.2300	annual days of extreme heat
Extreme Precipitation	8.35000	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	22.7600	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	5	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	0	0	0	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	5	1	1	4
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	1	1	1	2
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	47.0193
AQ-PM	0.23647
AQ-DPM	6.13566
Drinking Water	40.9517
Lead Risk Housing	22.0542
Pesticides	39.2759
Toxic Releases	0.00000
Traffic	10.7375
Effect Indicators	—
CleanUp Sites	0.00000
Groundwater	0.00000
Haz Waste Facilities/Generators	50.1390
Impaired Water Bodies	72.1546
Solid Waste	63.6655
Sensitive Population	—
Asthma	52.6919
Cardio-vascular	27.0189
Low Birth Weights	97.1645

Socioeconomic Factor Indicators	—
Education	53.5814
Housing	6.09632
Linguistic	—
Poverty	55.2387
Unemployment	0.07808

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	43.24393687
Employed	66.08494803
Median HI	43.35942513
Education	—
Bachelor's or higher	59.05299628
High school enrollment	100
Preschool enrollment	49.67278327
Transportation	—
Auto Access	62.47914795
Active commuting	98.30617221
Social	—
2-parent households	62.38932375
Voting	92.62158347
Neighborhood	—
Alcohol availability	46.5161042
Park access	81.35506224
Retail density	26.96009239

Supermarket access	46.37495188
Tree canopy	96.49685615
Housing	—
Homeownership	36.39163352
Housing habitability	70.70447838
Low-inc homeowner severe housing cost burden	40.80585141
Low-inc renter severe housing cost burden	88.11754138
Uncrowded housing	59.34813294
Health Outcomes	—
Insured adults	6.454510458
Arthritis	0.0
Asthma ER Admissions	71.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	61.5
Cognitively Disabled	85.7
Physically Disabled	98.4
Heart Attack ER Admissions	53.7
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	83.5
Physical Health Not Good	0.0
Stroke	0.0

Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	2.1
SLR Inundation Area	0.0
Children	59.5
Elderly	84.2
English Speaking	59.0
Foreign-born	44.8
Outdoor Workers	70.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	83.8
Traffic Density	6.2
Traffic Access	0.0
Other Indices	—
Hardship	38.9
Other Decision Support	—
2016 Voting	74.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	25.0000
Healthy Places Index Score for Project Location (b)	78.0000
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Characteristics: Utility Information	—
Land Use	—
Construction: Construction Phases	—
Construction: Off-Road Equipment	—
Construction: Trips and VMT	—
Operations: Hearths	—
Operations: Landscape Equipment	—

8.2. Project Characteristics

8.2.1. Project Details

Model Parameter	Default Value	New Value
Electric Utility	Southern California Edison	Pacific Gas & Electric Company

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	2.37500	0.80000
Building Area	sq. ft	40,280.0	84,946.0
Landscape Area	sq. ft	—	58,278.0

8.4. Construction

8.4.1. Construction Phases

Phase Type	Phase Name	Model Parameter	Default Value	New Value
Demolition	Demolition	Start Date	3/15/2026	4/1/2026
Demolition	Demolition	End Date	4/12/2026	5/20/2026
Demolition	Demolition	Days/Week	5.00000	6.00000
Demolition	Demolition	Work Days per Phase	20.0000	43.0000
Site Preparation	Site Preparation	Start Date	4/13/2026	3/15/2026
Site Preparation	Site Preparation	End Date	4/15/2026	4/9/2026
Site Preparation	Site Preparation	Days/Week	5.00000	6.00000
Site Preparation	Site Preparation	Work Days per Phase	2.00000	22.0000
Grading	Grading	Start Date	4/16/2026	4/15/2026
Grading	Grading	End Date	4/21/2026	6/3/2026
Grading	Grading	Days/Week	5.00000	6.00000
Grading	Grading	Work Days per Phase	4.00000	43.0000
Building Construction	Building Construction	Start Date	4/22/2026	6/1/2026
Building Construction	Building Construction	End Date	1/27/2027	7/26/2028
Building Construction	Building Construction	Days/Week	5.00000	6.00000
Building Construction	Building Construction	Work Days per Phase	200.000	675.000
Paving	Paving	Start Date	1/28/2027	6/16/2026
Paving	Paving	End Date	2/11/2027	7/10/2026
Paving	Paving	Days/Week	5.00000	6.00000

Paving	Paving	Work Days per Phase	10.00000	22.0000
Architectural Coating	Architectural Coating	Start Date	2/12/2027	6/1/2029
Architectural Coating	Architectural Coating	End Date	2/26/2027	6/30/2029
Architectural Coating	Architectural Coating	Days/Week	5.00000	6.00000
Architectural Coating	Architectural Coating	Work Days per Phase	10.00000	26.0000

8.4.6. Trips and VMT

Phase Name	Trip Type	Model Parameter	Default Value	New Value
Demolition	Hauling	Miles per Trip	20.0000	35.0000
Site Preparation	Hauling	Miles per Trip	20.0000	35.0000
Grading	Hauling	Miles per Trip	20.0000	35.0000

8.5. Operations

8.5.2. Area Sources

8.5.2.1. Hearths

Land Use	Model Parameter	Default Value	New Value
Apartments Low Rise	Wood Fireplaces	13	0
Apartments Low Rise	Gas Fireplaces	21	0
Apartments Low Rise	Propane Fireplaces	0	38
Apartments Low Rise	No Fireplaces	4	0
Apartments Low Rise	Catalytic Wood Stoves	2	0
Apartments Low Rise	Non-Catalytic Wood Stoves	2	0

8.5.2.4. Landscape Equipment

Model Parameter	Units	Default Value	New Value
Snow Days	day/yr	0.00000	100.0000