

# Appendix A

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Notice of Preparation (NOP) and NOP Comment Letters



City of Solvang  
411 2nd Street  
Solvang, California  
(805) 688-5575  
www.cityofsolvang.com

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COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

## Notice of Preparation

**TO:** Responsible Agencies & Interested Parties

**SUBJECT:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF SOLVANG COMPREHENSIVE GENERAL PLAN UPDATE AND REZONING

**NOTICE IS HEREBY GIVEN** that the City of Solvang (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Solvang Comprehensive General Plan Update and Rezoning (project). We need to know your views as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. The City is issuing this Notice of Preparation to notify public agencies and the public to request input regarding the scope and content of the Draft EIR for this project.

The public review and comment period for this Notice of Preparation begins Thursday, June 15, 2023, and ends Friday, July 14, 2023, at 5:00 p.m. No Initial Study is attached because the Lead Agency has already determined that an EIR is clearly required for the project and is therefore not required to prepare an Initial Study per California Environmental Quality Act (CEQA) Guidelines Section 15063(a).

Written comments may be submitted to the City's Planning Division, Attn: Lisa Scherman, 411 2nd Street, Solvang, California 93463. Comments may also be submitted electronically to [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com). In addition, because the project is of regional and areawide significance, a scoping meeting will be held by the City on Wednesday, June 28, 2023, at 5:30 p.m. The scoping meeting will be hybrid allowing attendance both in-person and virtual via videoconference. The in-person meeting will be held in the City Council Chambers at Municipal Hall at **1644 Oak Street, Solvang, California 93463**. To access the videoconference, visit <https://zoom.us/j/3066529195> or use the call-in number (888) 788-0099 and enter the meeting ID 306 652 9195# on Wednesday, June 28, 2023, at 5:30 p.m.

**Project Title:** Solvang Comprehensive General Plan Update and Rezoning

**State Clearinghouse #:** Pending

**Project Location:**

The project focuses on the land area within the City of Solvang, including the Housing Element and its designated sphere of influence in Santa Barbara County, approximately 33 miles northwest of Santa Barbara and 15 miles north of the Pacific coast. Solvang is located in the Santa Ynez Valley in the central part of Santa Barbara County. Solvang has a total area of approximately 2.5 square miles and is one of eight incorporated cities within Santa Barbara County. Buellton is located to the west, the community of Santa Ynez to the east, and the communities of Los Olivos and Ballard to the north. Solvang is surrounded by the Purisima Hills to the north, the upper Santa Ynez Valley to the east, the Santa Ynez Mountains to the south, and the lower Santa Ynez Valley to the west. Solvang is situated primarily along an alluvial plain formed by the Santa Ynez River and on the southeastern edge of the Purisima Hills. State Route 246 bisects Solvang and provides a regional east-west link between Highway 101 and State Route 154.

**Project Sponsor:** City of Solvang, Planning Division  
411 2nd Street, Solvang, California

**Brief Project Description:**

The project involves a comprehensive update to the City of Solvang General Plan, which presents the community's vision for Solvang through the General Plan horizon (year 2045). The General Plan serves as the City's primary guide for land use and development decisions and is a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The General Plan will also influence the rezoning of properties to be consistent with the Housing Element and other proposed zoning changes.

Under State law, the General Plan must serve as the foundation upon which all land use decisions are to be based, and must also be comprehensive, internally consistent, and have a long-term perspective. State law further mandates that the General Plan:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to future growth and development;
- Provide a basis for local government decision-making, including decisions on development approvals and exactions;
- Provide citizens the opportunity to participate in the planning and decision-making process of their communities; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

According to State law, General Plans are required to cover nine topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topic that are relevant to planning its future. The project involves updates to all of the City's existing General Plan Elements. The City's existing General Plan contains the following Elements:

- Circulation (adopted 2008)
- Housing (adopted 2015)
- Community Design (adopted 1988)
- Conservation and Open Space (adopted 2016)
- Land Use (adopted 2008)
- Noise (adopted 2013)
- Parks and Recreation (adopted 2009)
- Safety (adopted 2016)

The Comprehensive General Plan Update includes the following elements:

- Land Use
- Community Design
- Economic Development
- Mobility
- Public Facilities, Services, and Infrastructure
- Environmental and Sustainability (Formerly Conservation and Open Space)
- Safety (Formerly Noise)
- Housing

The General Plan Update would include all State required topics; however, some topics, including conservation, open space, noise, air quality, and environmental justice, would not be standalone elements but instead would be covered in the above elements.

The General Plan Update was developed through an extensive public outreach and involvement process, including careful analysis by advisory committees, City staff, elected officials, and the community. Each element of the plan addresses different aspects of the community and identifies measurable actions to guide residents, decision-makers, businesses, and City staff toward achieving the community vision.

Updates regarding scheduled public meetings and published General Plan products and documents can be found on the PlanSolvang website: <https://plansolvang.com/>. Updates are made to the PlanSolvang website as documents related to this project are released, so please check back regularly.

**Potential Environmental Effects:**

Potential environmental effects of the project include, but are not necessarily limited to, impacts related to aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services and recreation, transportation, utilities and service systems, and wildfire. In addition to analyzing the proposed project’s environmental effects, the EIR will also include a reasonable range of alternatives to the project. As part of the alternatives analysis, the City will contemplate land use changes at two particular sites: the Alamo Pintado site, located at the northwestern corner of Alamo Pintado and Old Mission Drive, and the Mission Drive site, located at 1783 and 1793 Mission Drive and 533 Pine Street.

**Consulting firm retained to prepare Draft EIR:**

**Firm Name:** Rincon Consultants, Inc.

**Address:** 1530 Monterey Street, Suite D, San Luis Obispo, California 93401

Written comments on the project should be addressed to the below City staff contact. Comments will be accepted from Thursday, June 15, 2023 until Friday, July 14, 2023 at 5:00 p.m.

Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California  
plansolvang@cityofsolvang.com  
(805) 688-5575 x 220

**Date:** June 12, 2023

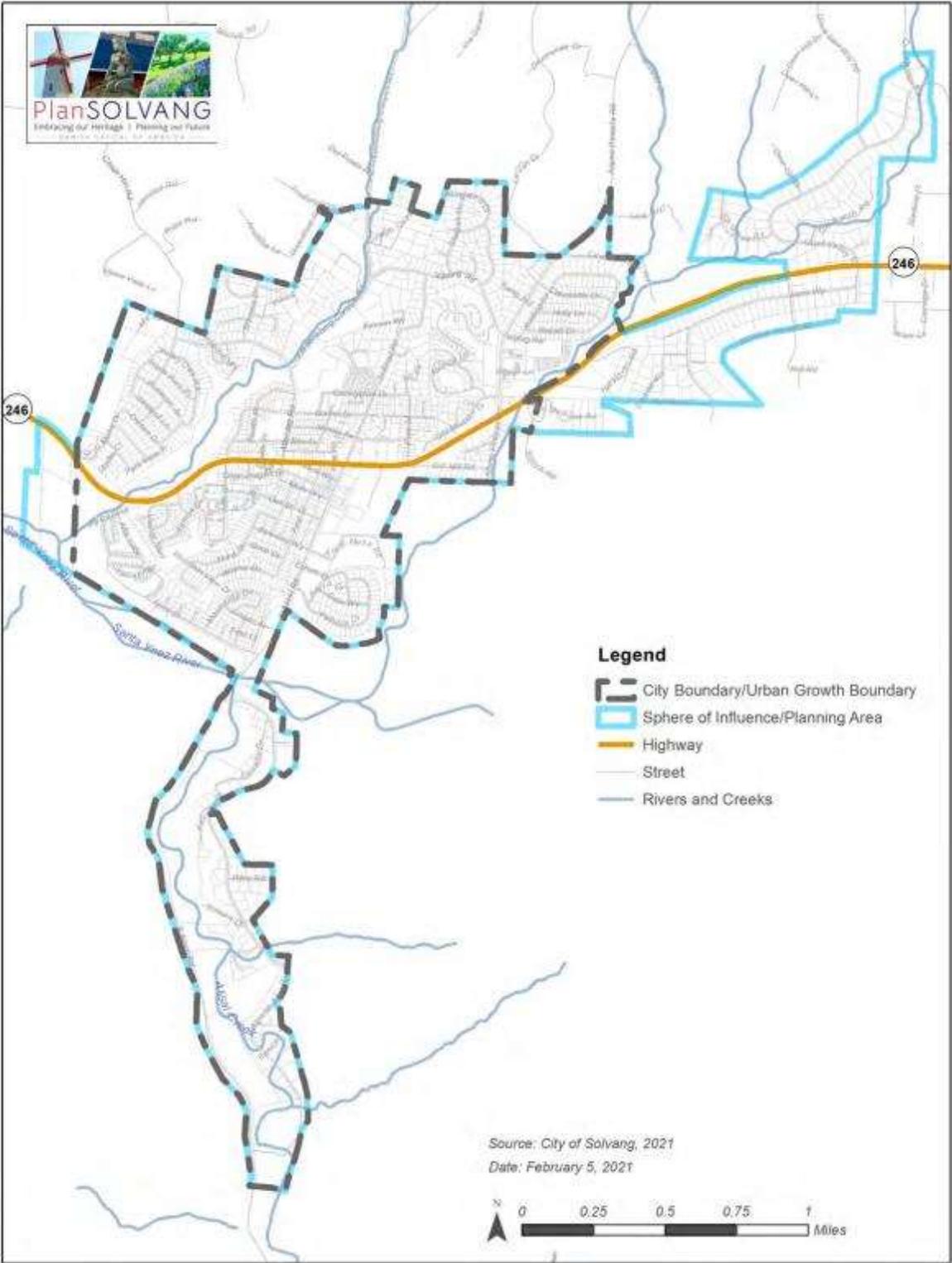
**Signature:**



Sophia Checa

**Title:** Planning Manager, City of Solvang

**Phone:** (805) 688-5575 x 221



To: Rincon Consultants for Environmental Impact Review of Solvang Housing Element/ General Plan & ALTERNATIVES

From: Stephen C. Martin, 698 Hillside Drive, Solvang CA 93463 EMAIL [Stormyscm@gmail.com](mailto:Stormyscm@gmail.com)

Subject: Areas of Concern to be investigated for EIR PARTICULARLY WITH REGARD TO DEVELOPER'S ALTERNATIVE FOR SITE C

IT IS VERY IMPORTANT FOR CONSULTANTS TO WALK THIS STEEP SITE C WHICH HAS A VERY UNIQUE LOCATION AND TOPOGRAPHY.

Please consider, analyze, and evaluate:

1. Destruction of Solvang City designated view, with highest and densest building construction outside Solvang tourist district
2. Increased erosion and Alamo Pintado Creek and Santa Inez River pollution by flooding,
3. Hilltop removal will level and destroy natural topography
4. Need for replacement of existing unstable soil.
5. Addition of more than 200 vehicles with more traffic congestion for Alamo Pintado, Old Mission Dr. but also Viborg, Alisal; and MAJOR IMPACT ON 246, all with resulting additional pollution from idling vehicles
6. Two intersections will be overburdened with more pollution from idling vehicles
7. 32 new units will soon be built directly across Alamo Pintado from Site C and MUST BE CONSIDERED,
8. Samsung Medical is opening a Clinic on Mission Drive with access from Alamo Pintado and MUST BE CONSIDERED
9. Destruction of welcoming and accessible gateway to Solvang,

  
6/28/22

10. Loss of 'in city' open space and important remaining habitat for many wildlife species, Loss of several very old Valley Oaks
11. Compromised safety for pedestrians as well as drivers,
12. Paving over substantial part of lots causing increased runoff and flooding,
13. No reasonable driveway access without confirmed right to overburden 1985 easement over Mission Oaks open land.
14. Destruction or loss of access to historic Santa Inez Mission Aqueduct.
15. Destruction of neighborhood design and character.
16. Major increase in noise pollution due to increased congestion.
17. Creation of traffic hazard at joint entrance of proposed 109 new units with 84 units of Mission Oaks and 16 new units on Old Mission Drive. Trucks going to Mercantile Center currently park on Old Mission Dr., making entry to OMD difficult and dangerous. Using California's own statistics, the *proposed 109 units will add 1000 trips/day.*
18. ~~Fire and emergency vehicles will have to overcome congestion at joint entrance of proposed 109 units with 84 units of Mission Oaks and 16 new units on Old Mission Drive.~~
19. Ambulances going to Cottage Hospital coming from Mission Drive will have more difficulty and danger in coping with increased traffic congestion.
20. State Regional Housing Needs Assessment is met by Solvang General Plan Housing Element without proposed alternative.

  
6/28/23

June 28, 2023

Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2<sup>nd</sup> Street  
Solvang, California

To Rincon Consultants, Inc.

Site C which is being considered for rezoning for the City of Solvang General Plan is actually 2 parcels of 1 1/2 acres and 4 acres. It is presently zoned 20-R-1, the same as the neighboring Mission Oaks development. (2 units per acre)

The developer is suggesting an alternative for this Site C for the entire 5.48 acres to be rezoned to DR-20, which would create 20 units per acre, or 109 units.

There are many reasons this would not be a good plan. Because of the topography of the larger parcel, the cost of developing this larger parcel would make low-income and lower-income housing non-achievable. Rezoning these 2 parcels could create over 100 units which could add over 100, possibly up to 200 more vehicles to be using the Old Mission Drive and Alamo Pintado Road intersection.

This could also impact the neighboring Creekside Community, traffic on Viborg Street, traffic to and from Los Olivos and Santa Ynez, and could affect our Hospital and Medical Offices on Alamo Pintado Road and Viborg Street.

The City of Solvang approved a plan and **sent on deadline to the State a good plan** that would have added much needed Low and Very Low income housing to the City, and should be accepted as the better plan for the entire City of Solvang.

Dan Martin  
708 Hillside Drive  
Solvang, California  
dmartinsyv@gmail.com

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**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Build on Alamo Pintada  
**Date:** Monday, June 12, 2023 3:36:53 PM

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**From:** mklake1 <mklake1@comcast.net>  
**Sent:** Monday, June 12, 2023 3:28 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Build on Alamo Pintada

Caution! This message was sent from outside your organization.

I truly feel the entire valley would like this project to be looked at very carefully while heeding their concerns. The high school, YMCA , Chumash Casino, 2 shopping centers and affordable housing traffic keep this road very.

Is this truly what we want for the Valley. Don't forget our youth need more places for activities.  
Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

613 Aqueduct Way  
Solvang, CA 93463

To: City of Solvang  
Attention Sophia Checa, Planning Manager  
411 Second Street  
Solvang, CA 93463

**Ref:** Proposed Low Income Housing development on site C

**Subject:** Severe traffic congestion at intersection of Alamo Pintado and Old Mission Drive due to adding 110 units to site C.

Dear Sophia,

I am writing to bring to your attention the potential traffic problems that will occur with the added units proposed for site C.

Currently there are 191 vehicles coming and going onto Alamo Pintado (AP) from Old Mission drive. This includes the contribution of the 16 new homes on the west end of Old Mission Drive (OMD) which account for 38 cars, assuming 2 cars per household. The number of cars using OMD prior to the addition of the 16 homes was 57. The 191 vehicle total includes 48 homes in the Mission Oaks development that use the South Entrance.

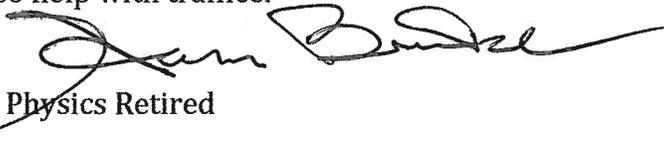
When we add the potential vehicles from the proposed site C development (110 units), this results in a 50% increase in traffic at the intersection of OMD and AP for a total of 402 vehicles going and coming during the day. This does not include the traffic accessing First Bank, CVS Pharmacy and New Frontiers Market.

One solution to the potential congestion would be to install stop-lights at the intersection of OMD and AP. The West end of OMD could be opened up to West bound traffic. Another solution would be to change access to site C from the North end of the property which may require an easement with Mission Oaks.

Limiting development of site C to only 40 units on the lower flat portion of the property would also help with traffic.

Regards,  
Sam Burke EE

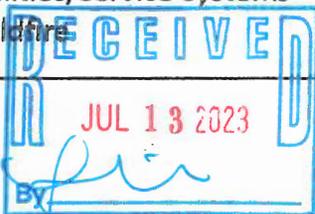
UCSB High Energy Physics Retired



**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire



**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

*Seems like population and housing provision is not taken very seriously by the city. My impression is that the city is more interested in ramrodding state requirements on the populace "just to get it over with," without considering the ramifications of their decisions. The housing decisions are thoughtless. Trying to squeeze more housing units in an area that's already "busting at the seams" to maintain an environmental balance is almost immoral. The land use planning needs to be addressed sensibly and not haphazardly, as seems to be the current approach.*

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk

Representing Agency or Organization: \_\_\_\_\_

Email: Nabramini@gmail.com

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Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Rush hour traffic on Rte 246 particularly in the evening/late afternoon hours is horrendous. Cars traveling from Santa Ynez Area towards Solvang in the late afternoon are essentially "stranded" between these two towns, and totally at a standstill at the Alamo Pintado intersection, and going through Solvang center. Adding additional traffic by building new living units at the above crossroads would be wrongful if not corrupt. Not to mention, the contributing noise aspects and most certainly the daily stifling traffic in the business/marketing area at intersection of Alamo Pintado & Rte 246.

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk  
 Representing Agency or Organization: \_\_\_\_\_  
 Email: Nabramin@gmail.com

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What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

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**Written Comment Form**

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Soils in the area are notably, if not "notoriously" expansive. Building additional homes especially on hilly and sloping ground can be disastrous in this area (eg. Alamo Pintado area adjacent to Rte 246) The designated terrain soil is very sensitive to water and can be a major contributor to foundation settlements and landslides along slopes. These soils are unstable foundation materials subject to removal and replacement with nonexpandable materials or pile foundations, both prohibitive in cost. The best precaution is to avoid <sup>or minimize</sup> building on these expandable materials.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk

Representing Agency or Organization: \_\_\_\_\_

Email: Nabramini@gmail.com

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**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Solvang Area needs to manage our heritage assets. Cultural landscapes and archeological sites in particular. Area particularly at the RTE 246 + Alamo Pintado has some remnants from the Spanish Mission days and area was habitat for Native Americans, and any construction of additional housing may "invade" some of the Tribal Cultural Resources. Thorough Archeological investigations should be conducted to determine status of Archeological artifacts in the area prior to any excavation (construction) operations.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramiyk  
 Representing Agency or Organization: \_\_\_\_\_  
 Email: naabramini@gmail.com

ENVIRONMENTAL ISSUES & IMPACTS

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Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Major concern with Air Quality along highway 246 and intersections coming in from North & South. One example is Alamo Pintado Rd intersecting with 246. High traffic volume, automobile exhaust strong. Any additional traffic to current would be totally unexceptable. Coming into Solvang from East or West is usually stagnant, very slow & promoting high levels of Greenhouse Gas Emissions. Any new <sup>housing</sup> developments particularly on Alamo Pintado & 246 & auto traffic thereby, would be disastrous

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

Contact Information: (Optional, please print clearly)

Name: Nick Abramuk  
 Representing Agency or Organization: \_\_\_\_\_  
 Email: NaBramini@gmail.com

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

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**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Mitigating Aesthetics/Visual Resources, Energy, Public Services, Recreation, Utilities/Service Systems and all the other concerns on this list will be much more difficult if the additional housing and population proposals are not addressed properly, initially; and not haphazardly as is the case. The city acting as if they were "under the gun" will not lead to any favorable outcome. What also needs to be addressed is Tourism in Solvang; and how it will be affected by major decisions of the City Council.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk

Representing Agency or Organization: \_\_\_\_\_

Email: Nabramini@gmail.com

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW:  
**Date:** Monday, June 12, 2023 1:50:54 PM

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-----Original Message-----

From: Desiree Russo <dizzyroo@hotmail.com>  
Sent: Monday, June 12, 2023 1:28 PM  
To: City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
Subject:

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: ALAMO PINTADO / OLD MISSION DR PROJECT  
**Date:** Monday, June 12, 2023 9:35:51 AM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Mariah Montejano <themontejanofamily@gmail.com>  
**Sent:** Sunday, June 11, 2023 9:04 AM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** ALAMO PINTADO / OLD MISSION DR PROJECT

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear City Council,

I am deeply concerned about the proposed project by Alamo Pintado and Old Mission Dr. This is an area that I drive multiple times a day. It is already overly congested and dangerous. I can't tell you how many times I have seen cars blow through the four-way stop on the intersection of Viborg and Alamo Pintado. If this project is approved it will increase the traffic exorbitantly and endanger our kids, adults riding bikes and walking, and the wildlife that lives there.

The scale of this project does not fit the area and neighborhoods proposed. Please do not approve this project. As a resident of this valley where I am raising my children I do not support this project in this location. This would be detrimental to this area of approved.

Kindly,

Mariah Montejano

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado and Mission Drive Development Proposal  
**Date:** Monday, June 12, 2023 1:50:29 PM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

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**From:** Ashley Chapple <aemacinnis@gmail.com>  
**Sent:** Monday, June 12, 2023 1:49 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
**Subject:** Alamo Pintado and Mission Drive Development Proposal

Caution! This message was sent from outside your organization.

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

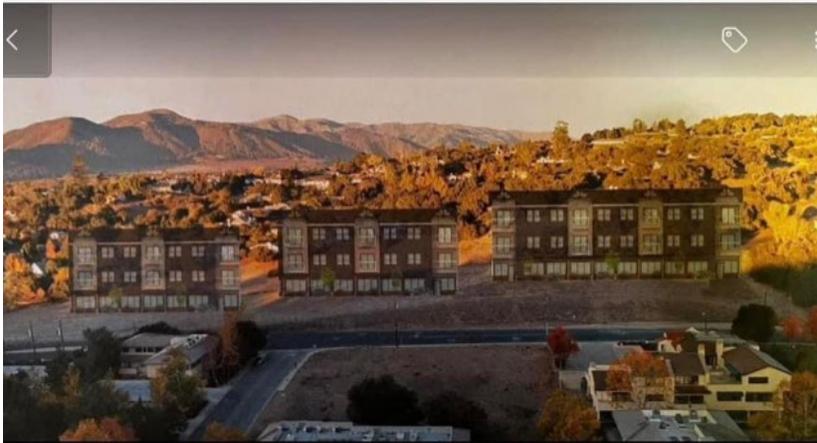
Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

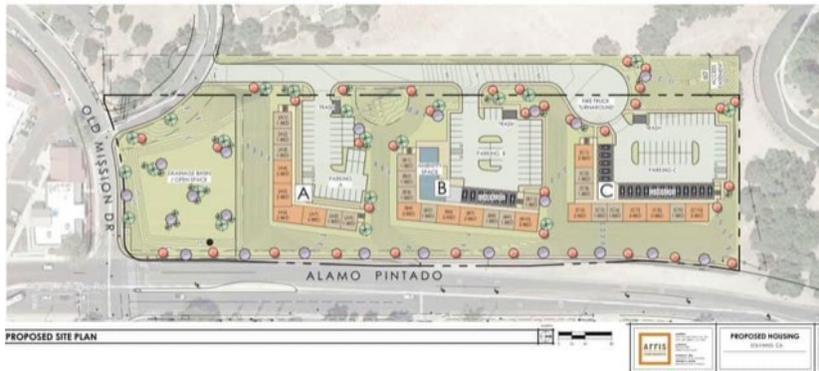
**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado and Old Mission Drive  
**Date:** Monday, June 12, 2023 1:51:11 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)

**From:** Paula Morehouse <morehouse@yahoo.com>  
**Sent:** Monday, June 12, 2023 1:00 PM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Alamo Pintado and Old Mission Drive



## PROJECT DATA

<b>BUILDING A (3 STORIES)</b>		SITE AREA:	5.48 ACRES
1 BEDROOM APARTMENTS:	13 UNITS	CURRENT ZONING:	20-R-1
2 BEDROOM APARTMENTS:	12 UNITS	PROPOSED ZONING:	DR-20
TOTAL APARTMENTS:	25 UNITS	ALLOWABLE DENSITY:	109 UNITS (5.48 ACRES x 20 UNITS/ACRE)
<b>BUILDING B (3 STORIES)</b>			
1 BEDROOM APARTMENTS:	27 UNITS		
2 BEDROOM APARTMENTS:	11 UNITS		
TOTAL APARTMENTS:	38 UNITS		
<b>BUILDING C (3 STORIES)</b>			
1 BEDROOM APARTMENTS:	29 UNITS		
2 BEDROOM APARTMENTS:	17 UNITS		
TOTAL APARTMENTS:	46 UNITS		
<b>OVERALL</b>			
1 BEDROOM APARTMENTS:	69 UNITS		
2 BEDROOM APARTMENTS:	40 UNITS		
TOTAL APARTMENTS:	109 UNITS		
<b>PARKING PROVIDED:</b>			
PRIVATE GARAGE SPACES:	24 SPACES		
STANDARD SURFACE SPACES:	81 SPACES		
TANDEM SURFACE SPACES:	38 SPACES		
TOTAL PROVIDED:	143 SPACES		



Dear Council:

This development is such an eyesore. And looks like "project" housing. It is not the reason people come to Santa Ynez and not keeping with the heritage and geography.

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado Development  
**Date:** Monday, June 12, 2023 5:01:13 PM

---

**From:** Cari Jackson <cari\_j11@hotmail.com>  
**Sent:** Monday, June 12, 2023 4:39 PM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Alamo Pintado Development

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado/Old Mission proposed project  
**Date:** Monday, June 12, 2023 9:39:06 AM

---

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
*Phone:* (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Jeremy Glatz <[jeremy.glatz@yahoo.com](mailto:jeremy.glatz@yahoo.com)>  
**Sent:** Monday, June 12, 2023 9:00 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** Alamo Pintado/Old Mission proposed project

Caution! This message was sent from outside your organization.

Allowing developers to build this project will increase traffic at an intersection that is already packed, increase the risk of cars hitting people in an area with already narrow sidewalks, destroy the feeling of a small town and bring in too many new residents in a town that already has trouble supporting the growth that has occurred in the last few years. A multi story building doesn't fit in the setting of this town. It will create even more traffic around the hospital, both shopping centers on the corner, and the residents of creekside. Please reconsider this project. Thank you, Jeremy Glatz

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo/Mission Project  
**Date:** Monday, June 12, 2023 4:37:59 PM

---

-----Original Message-----

From: michelle glatz <michelle.glatz@yahoo.com>  
Sent: Monday, June 12, 2023 4:35 PM  
To: City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
Subject: Alamo/Mission Project

Dear City of Solvang,

This is a desperate letter asking to reconsider the Alamo Pintado/ Mission housing project.

1. Danger to pedestrian and bicyclist

My family and I are residents of Creekside. We have lived here for 2.5 years. Over the course of this time, there has been an increase risk to pedestrians and bicyclist due to high traffic volume. We constantly hear sirens at this intersection and activity at Cottage Hospital. Our children cannot walk outside Creekside due to the fear I have of getting hit by a car.

2. High traffic volume

Entering and exiting the frontiers parking lot as well as valley fresh lot have become near impossible. There is constant traffic and speeding. This is a hardship on residents and business owners

3. Wildlife

There are dozens of beautiful deer that occupy the corner of Alamo Pintado and Mission. This proposed project threatens their lives and the nearby residents since they will relocate into different areas.

Please please reconsider this project. We love this valley and we want to maintain its beauty, safety, and wildlife.

Sincerely,  
Michelle Glatz  
Creekside resident  
818-359-2167

Sent from outer space

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: New Development (Alamo Pintado Rd)  
**Date:** Monday, June 12, 2023 9:34:11 AM

---

A forward for your records

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** ANDREW MONTEJANO <[ambclaims@gmail.com](mailto:ambclaims@gmail.com)>  
**Sent:** Monday, June 12, 2023 9:07 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Cc:** City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** New Development (Alamo Pintado Rd)

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Dear Council,

This proposal of new development on Alamo Pintado Rd will impact many local residents, including myself and my family as this will increase traffic to an already busy area. Parking in the Nielsen's shopping center and New Frontiers Center will be a nightmare. Having this new development will also strain our water resources. It's just a bad idea.

Please prevent this from happening!

thank you

--

**Andrew Montejano**  
Advanced Medical Billing Services Inc.  
606 Alamo Pintado Rd Ste 3-174  
Solvang, CA, 93463  
(805) 688-7171  
(805) 688-1171 (fax)  
[www.ambClaimsInc.com](http://www.ambClaimsInc.com)

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Concerned Solvang resident  
**Date:** Monday, June 12, 2023 3:38:01 PM

---

**From:** Nancy <nmaljan@gmail.com>  
**Sent:** Monday, June 12, 2023 3:00 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Concerned Solvang resident

Caution! This message was sent from outside your organization.

Dear Council,

I moved to Solvang almost five years ago to be near my family after I retired. The big city traffic was more than I could bare any longer. I was attracted more to Solvang vs. Santa Ynez because the town was so quaint and I could walk to through the town or the outskirts and see the beauty of this area.

You as city council members have the ability to increase the attractions, add things to beautify our streets and shops while keeping the small town feel and quaintness. After all, aren't the people coming here to get away from the hustle and bustle of big cities and the traffic where they live?

Why on earth would you want to further commercialize our town by adding the proposed high-rise apartments and take away the small town Danish look or add to the traffic congestion?

For each apartment built in the high-rise, there could possibly be a need for two parking spaces per unit. Where will all those cars go? For so many reasons other than stated here, the proposed apartments will be way overpriced, eliminate the deer that graze nearby and take away the beauty of nature. Why are you even thinking of passing this new zoning change? What do you have to gain by doing so?

What makes the town so unique and special is that we have mom & pop shops that people come to visit instead of a Starbucks on every corner.

A commercialized city is not what they're coming to see. Look at what's happened to Santa Barbara.

Council members, do what is right for this town. Stand up and represent the people of Solvang as we voted you into office to do! Resist the temptations from the big town developers who have no regard for the betterment of Solvang. Money and greed does not have a place here.

Thank you for listening to one concerned Solvang residents opinion.

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Developing in Alamo Pintado & Old Mission  
**Date:** Monday, June 12, 2023 12:55:15 PM

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**From:** margie hunt <hunt.margie@gmail.com>  
**Sent:** Monday, June 12, 2023 12:53 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; councli@cityofsolvang.com  
**Subject:** Developing in Alamo Pintado & Old Mission

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Hello,

I am a home owner on Honey Locust Ct., the cul-de-sac off of Old Mission near Alamo Pintado. To have a development like the one being proposed by Josh Richman would be devastating to our neighborhood. It would:

- \* Bring too much traffic in a dense area already effected by the shopping center
- \* Bring more traffic to the dangerous intersection at Alamo Pintado and Old Mission
- \* Displace the deer, birds and wildlife that we so enjoy and that call that area their home.
- \* Become an eyesore to a peaceful rolling hill and the height of the buildings does not fit in to the aesthetic of the area and will bring our home values down.

I am not in favor of this development and am hoping that it will be reconsidered.

Thank you for your time,  
Margaret Hunt  
(805) 350-2739

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Development Alamo Pintado  
**Date:** Monday, June 12, 2023 9:47:29 AM

---

Annamarie Porter, CMC  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

-----Original Message-----

From: Macy Weiser <[macyweiser@gmail.com](mailto:macyweiser@gmail.com)>  
Sent: Monday, June 12, 2023 9:42 AM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Development Alamo Pintado

Dear Council Members:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use. I live on Village Lane and see deer on this hill weekly. Yesterday I saw a mama and two fawns as I was admiring the sunset and the way the light reflects on the beautiful land they get to enjoy.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Solvang Resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** FW: Development AP and Old Mission  
**Date:** Monday, June 12, 2023 10:27:22 AM

---

**From:** Lynn A Gendian <lagendian@gmail.com>  
**Sent:** Monday, June 12, 2023 10:15 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Development AP and Old Mission

Caution! This message was sent from outside your organization.

Please no zoning changes for the monster project. No blank checks to the developers, this is our neighborhood not theirs, we pay the taxes for a reason, purchased our homes here for a reason. DO NOT ALLOW THEM TO CHANGE OUR NEIGHBORHOOD. Lowering the standards of water, parking, sewerage I could go on and on.  
NO DO NOT ALLOW THIS TO HAPPEN.

Thank you

Very concerned resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** FW: development pending at Alamo Pintado and OM  
**Date:** Monday, June 12, 2023 10:27:12 AM

---

---

**From:** Melanie wizan <[melaniewiz@yahoo.com](mailto:melaniewiz@yahoo.com)>  
**Sent:** Monday, June 12, 2023 10:20 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Subject:** development pending at Alamo Pintado and OM

Caution! This message was sent from outside your organization.

Please scale down this development. Three stories takes away from the nature of the area.. Please.

*Melanie*

*Melanie Wizan-Laird*

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: For tonight's meeting  
**Date:** Monday, June 12, 2023 4:10:37 PM

---

-----Original Message-----

From: Global Gardens <[theo@globalgardensonline.com](mailto:theo@globalgardensonline.com)>  
Sent: Monday, June 12, 2023 4:10 PM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: For tonight's meeting

Dear Council:

I cannot imagine a more ugly, disgusting project proposed at the corner of Mission and Alamo Pintado Roads. First of all, traffic considerations have not been taken into consideration for this crazy, over populated (with cars!) area. Where is the pride for Spanish or local architecture? This looks like a jail or hospital at best. I am embarrassed as a business owner of 25 years in the region to see you are even considering this concept. Please please reconsider this situation and vote NO on this gross violation of aesthetics, water use and traffic issues.

Sincerely,  
Theodora Stephan, owner  
Global Gardens

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: High Density @ Old Mission & Alamo Pintado  
**Date:** Monday, June 12, 2023 9:35:25 AM

---

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Lisa Anter <lisaanter@gmail.com>  
**Sent:** Monday, June 12, 2023 9:34 AM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
**Subject:** High Density @ Old Mission & Alamo Pintado

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Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density.

Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

Concerned Residents of Santa Ynez Valley,

Lisa Anter, Kristina Anter-Carroll & Denis Carroll

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Housing Element Involving Site C  
**Date:** Monday, June 12, 2023 3:39:29 PM

---

**From:** Robert Snyder <rs21242@yahoo.com>  
**Sent:** Monday, June 12, 2023 2:39 PM  
**To:** Sophia Checa <SCheca@cityofsolvang.com>  
**Cc:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Housing Element Involving Site C

Caution! This message was sent from outside your organization.

This is Robert Snyder, a resident of the Mission Oaks Condo Association (728 Hillside). I just recently learned that the owner and his lawyer sent a letter to the State requesting that the State reject the Solvang Housing Element Plan submitted, and instead accept his plan to rezoning all of Site C to 20 units per acre (109units).

Their plan shows three story buildings of which some are at the crown of the property which look like a monstrosity.  
It will create a negative impact on the very nature of the City and possibly effect tourism.

I am 100% against this plan and encourage the Council to reject it and stick with the plan they sent to the State.

Respectfully,  
Robert Snyder

PS: I am currently out of town and will not be able to attend this evening's Council meeting.

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Planning Consultant](#); [Rodger Olds](#); [Lisa Scherman](#)  
**Subject:** FW: Mission Santa Ynez Original Aqueduct - Historic and Significant  
**Date:** Monday, June 12, 2023 11:53:06 AM

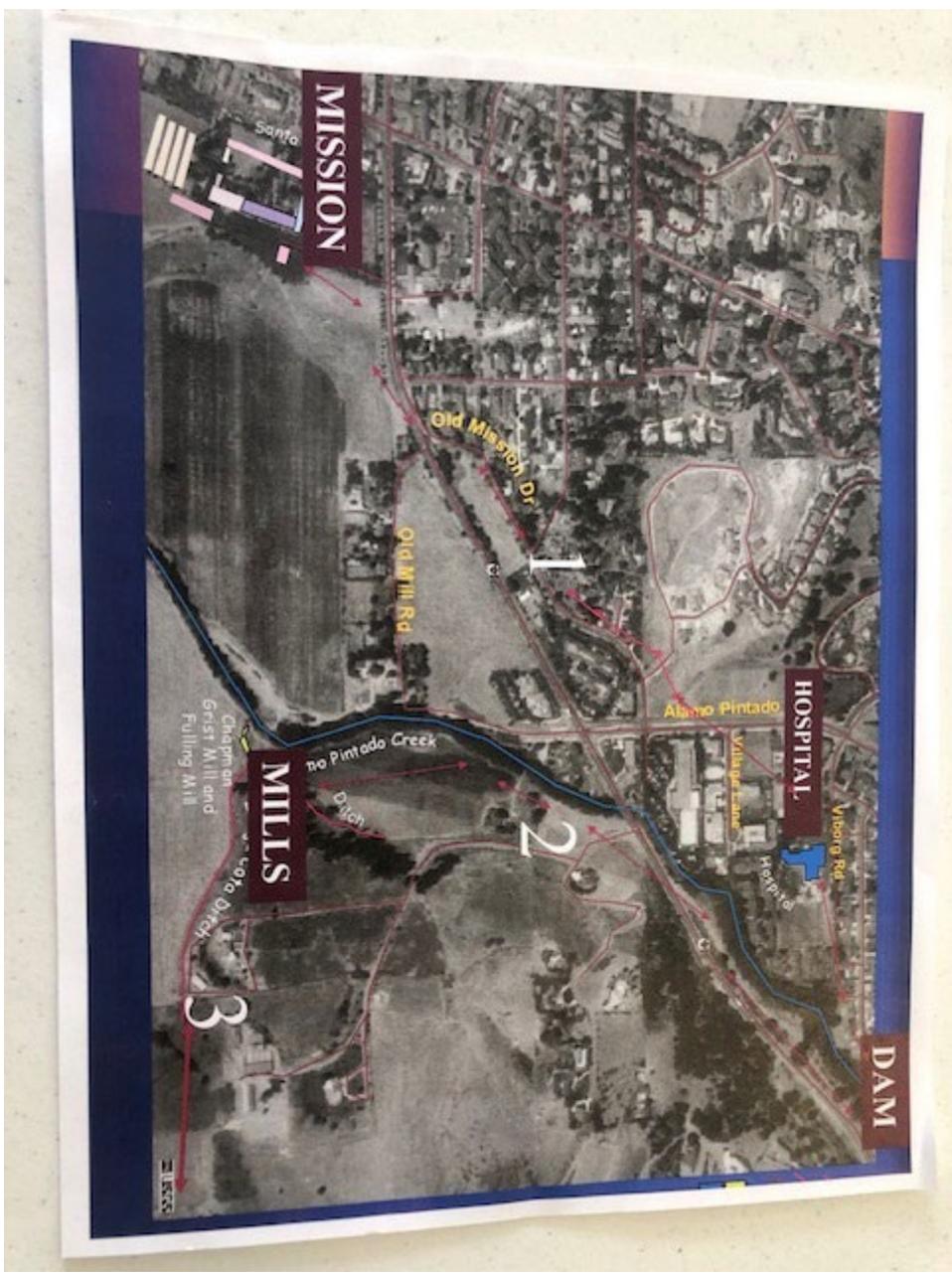
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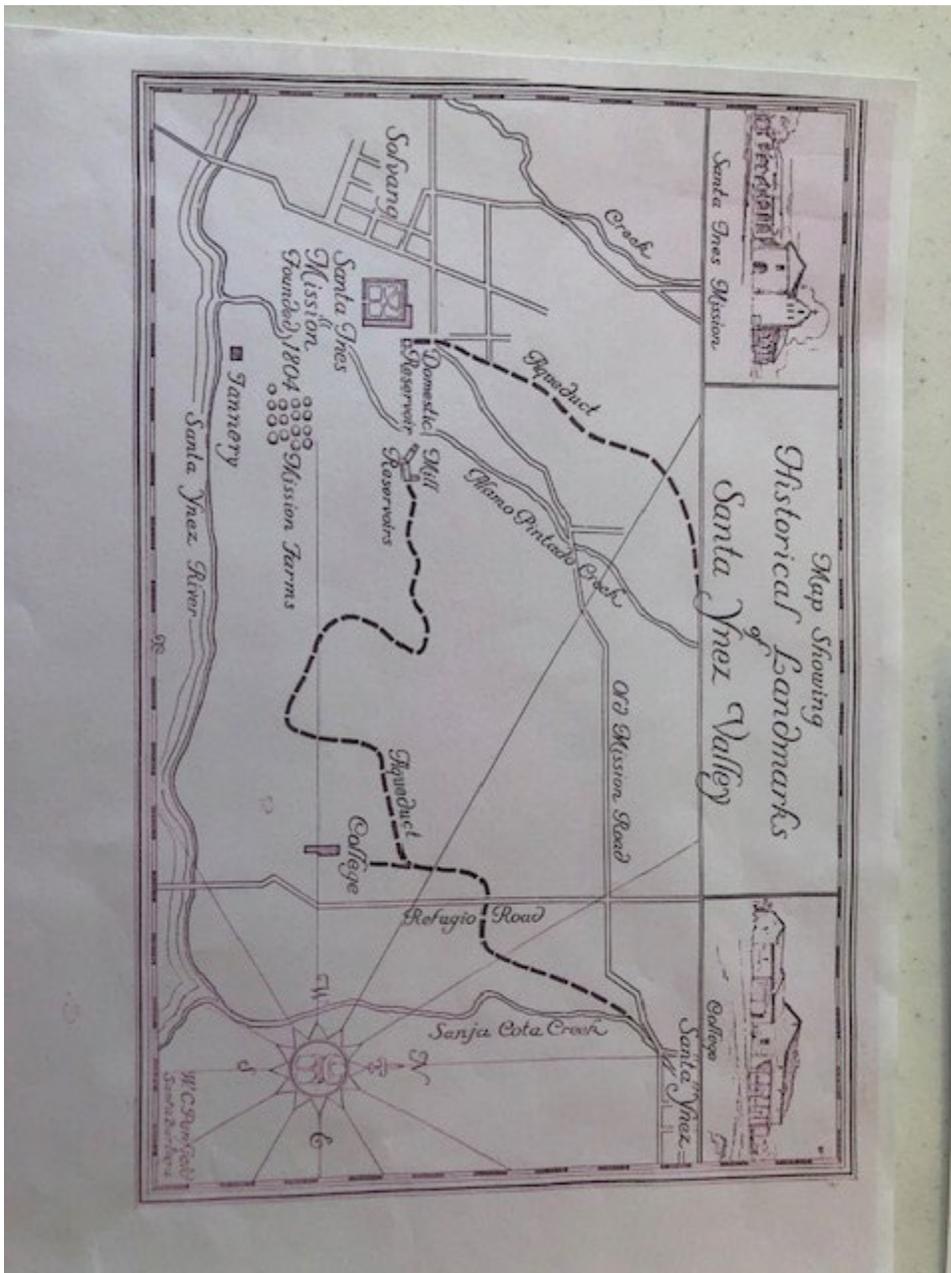
**From:** Karen Waite <karenwaite805@gmail.com>  
**Sent:** Monday, June 12, 2023 11:52 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Mission Santa Ynez Original Aqueduct - Historic and Significant

For your records as it pertains to the Solvang Housing Element and the development of that area that had already been submitted.

Again I urge the City to stay the course on the original Housing Development Plan.

Karen Waite  
Former City Council Member  
Solvang MOA Resident





Karen M. Waite

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Proposed buildings on Alamo Pintado and Old Mission  
**Date:** Monday, June 12, 2023 5:01:06 PM

---

**From:** Ellen Hall <thehallwayeh@gmail.com>  
**Sent:** Monday, June 12, 2023 4:47 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
**Subject:** Proposed buildings on Alamo Pintado and Old Mission

Caution! This message was sent from outside your organization.

Please do not approve in any way these structures. They do not compliment any existing neighborhoods. The density is way too much. It needs to be scaled down drastically. The impact they would have on traffic would be horrible plus the visual quality of life in Solvang would be irreparably damaged.

I am a 30 resident of the Santa Ynez Valley. I have lived and worked here all that time. This type of development is just not anything that would enhance our valley, quite the opposite.

Ellen A Hall

Daniel R Hall

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: New Housing Development on Alamo Pintado moon  
**Date:** Monday, June 12, 2023 3:39:41 PM

---

-----Original Message-----

From: Randi <rrobinson805@gmail.com>  
Sent: Monday, June 12, 2023 2:39 PM  
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
Subject: New Housing Development on Alamo Pintado moon

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Solvang Resident  
Randi Rossi

Sent from my iPhone

**From:** [Sophia Checa](#)  
**To:** [Jack](#)  
**Cc:** [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** Fw: New Voice Message from (805) 453-2475 on 06/15/2023 4:14 PM  
**Date:** Monday, June 19, 2023 8:07:48 AM

---

Hi Jack,

It will come before the Planning Commission early next year once the EIR has been drafted; I believe Laurie said sometime in February or March. I have CCed her, so she can clarify. The Scoping Meeting/Notice of Preparation is a first step in the EIR process.

Thank you,

Sophia

---

**From:** Lisa Scherman <lscherman@cityofsolvang.com>  
**Sent:** Friday, June 16, 2023 3:11 PM  
**To:** Sophia Checa <SCheca@cityofsolvang.com>  
**Subject:** FW: New Voice Message from (805) 453-2475 on 06/15/2023 4:14 PM

---

**From:** RingCentral <notify@ringcentral.com>  
**Sent:** Thursday, June 15, 2023 4:15 PM  
**To:** Lisa Scherman <lscherman@cityofsolvang.com>  
**Subject:** New Voice Message from (805) 453-2475 on 06/15/2023 4:14 PM

---

This sender is trusted.



Voice Message

---

Dear Lisa Scherman,

You have a new voice message:

**From:** (805) 453-2475  
**Received:** Thursday, June 15, 2023 at 4:14 PM  
**Length:** 00:46  
**To:** (805) 688-5575 \* 220 Lisa Scherman

**Voicemail Preview:**

"Hello, Lisa. This is Jack Williams. I am the chair of the planning commission and I got the notice of preparation for the draft e I and my question is and I think I know the answer, but my question is, is is going to be coming before the planning commission at our next meeting or after all the the public comment has been put in and organized by mentor Harnish. Uh, if you could either text me back at 805-453-2475 or send me an email with your answer, I would appreciate it. Have a good day, bye." Listen to this message over your phone or log in to your [RingCentral account](#) with your main number,

extension number, and password. You can also manage your voicemails in your RingCentral account.

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**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Old Mission and Alamo Pintado development  
**Date:** Monday, June 12, 2023 1:50:40 PM

---

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Stephanie Statom <[stephaniestatom@yahoo.com](mailto:stephaniestatom@yahoo.com)>  
**Sent:** Monday, June 12, 2023 1:39 PM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** Old Mission and Alamo Pintado development

Caution! This message was sent from outside your organization.

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Dear Council,

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods. It blocks the mountain vistas that are a trademark of Solvang and will obliterate the existing wildlife corridor.

Please represent the Valley wide concerns and impacts when making these decisions.

Thank you for your due diligence;

Stephanie Statom  
404 First st, Solvang

805-574-0061

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** FW: Old Mission Drive & Alamo Pintado Development  
**Date:** Monday, June 12, 2023 10:27:27 AM

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**From:** Samantha Werk <samanthawerk@gmail.com>  
**Sent:** Monday, June 12, 2023 9:59 AM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Old Mission Drive & Alamo Pintado Development

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density. Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

A Concerned Resident of Santa Ynez Valley

**From:** [Annamarie Porter](#)  
**To:** [Lisa Scherman](#); [Planning Consultant](#); [Rodger Olds](#)  
**Subject:** FW: Overbuilding  
**Date:** Monday, June 12, 2023 8:19:41 AM

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A forward to keep for your records

Annamarie Porter, CMC  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

-----Original Message-----

From: Sarah Spisak <[pothchercheuse@gmail.com](mailto:pothchercheuse@gmail.com)>  
Sent: Monday, June 12, 2023 7:30 AM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Overbuilding

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Sarah Bergsvik  
Solvang Resident

[MetalRiffs.com](http://MetalRiffs.com)

**From:** [Annamarie Porter](#)  
**To:** [Planning Consultant](#); [Lisa Scherman](#); [Rodger Olds](#)  
**Subject:** FW: Please support the Draft Housing Element as submitted to the State  
**Date:** Monday, June 12, 2023 8:30:13 AM  
**Attachments:** [letter to City Council re development of Site C.docx](#)

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Kathleen Day <[shamrockknits@gmail.com](mailto:shamrockknits@gmail.com)>  
**Sent:** Sunday, June 11, 2023 6:28 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Subject:** Please support the Draft Housing Element as submitted to the State

Caution! This message was sent from outside your organization.

City Council  
Solvang, CA

June 11, 2023

Dear Council Members:

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

As I draft my message to you, I think, 'Here we go, again. Did I and many other citizens not just write letters on this subject, speak at the City Council meeting? Did the Council not already address it and submit a Housing Elements document to the State that would fulfill the State requirements?'

Yes. And now the citizens, the voters, the people who live here and pay taxes find that they were undermined. Perhaps you were, as well.

We knew nothing of what was happening. Did you? Were you surprised? Were you also horrified and disappointed in the people who did this to you?

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

1) This subject was addressed, there was input by the citizens and an appropriate solution to the low-income housing situation was submitted to the State in the Housing Elements. We understand that we must provide low-income housing in this community. The citizens are not contesting that.

2) The impact of the visual blight on our beautiful tourist town will be huge if 109 new units are built on Site C. Our town, the livelihood of so many depends on the tourist trade. I fear that such a project will transform Solvang into Encino in one project. Please do not allow such a visual blight at one entry to our city.

- 3) The impact on traffic by adding 109 new units is calculable. Please, you must consider it.
- 4) Because of the difficulty of preparing the area and building on the higher site, the chances of offering any low-income housing are drastically cut, completely negating the goals for this project.
- 5) The impact on water usage will be huge.

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

Sincerely,

Kathleen S. Day, Solvang resident/homeowner

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Project planned for Alamo Pintado  
**Date:** Monday, June 12, 2023 9:34:59 AM

---

A forward

Annamarie Porter, CMC  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

-----Original Message-----

From: morgan casey <[morgancasey22@icloud.com](mailto:morgancasey22@icloud.com)>  
Sent: Monday, June 12, 2023 9:11 AM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
Subject: Project planned for Alamo Pintado

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Zoning john  
**Date:** Monday, June 12, 2023 12:55:51 PM

---

-----Original Message-----

From: John LaViolette <[john@jlaviolette.com](mailto:john@jlaviolette.com)>  
Sent: Monday, June 12, 2023 12:50 PM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Zoning

Just another email to say we are long-time residents and we oppose changes favoring development. Thank you

Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Zoning Kelly  
**Date:** Monday, June 12, 2023 12:55:06 PM

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**From:** Kelly Persson <kellypersson25@gmail.com>  
**Sent:** Monday, June 12, 2023 12:54 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Zoning

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Don't let developers mess up our city. Zoning is in place for a reason! Don't ruin our town! I am opposed of zoning change for developers and profit!

Thank you Kelly LaViolette

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Zoning  
**Date:** Monday, June 12, 2023 1:00:05 PM

---

**Annamarie Porter, CMC**

City Clerk

City of Solvang

Phone: (805) 688-5575 x206

[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Kelly LaViolette <kellylaviolette25@gmail.com>  
**Sent:** Monday, June 12, 2023 12:59 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Zoning

Caution! This message was sent from outside your organization.

I am a long time resident of this beautiful valley. Please do not change zoning for greedy developers. The sewer can't take it let alone the traffic is horrible already don't give them free reins !

**From:** [Mark Frank](#)  
**To:** [Planning Consultant](#)  
**Subject:** Fwd: Alamo Pintado & Old Mission Rd Aqueduct  
**Date:** Friday, June 9, 2023 4:27:00 PM  
**Attachments:** [20230609\\_105423.jpg](#)  
[20230609\\_105215.jpg](#)  
[20230609\\_105259.jpg](#)  
[20230609\\_105319.jpg](#)

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Please give this to Laurie Tamura.

Mark A. Frank  
(714) 724-8764

----- Forwarded message -----

**From:** **Mark Frank** <[markafrank61@gmail.com](mailto:markafrank61@gmail.com)>  
**Date:** Fri, Jun 9, 2023, 1:16 PM  
**Subject:** Alamo Pintado & Old Mission Rd Aqueduct  
**To:** Laurie Tamura <[Laurie@cityofsolvang.com](mailto:Laurie@cityofsolvang.com)>

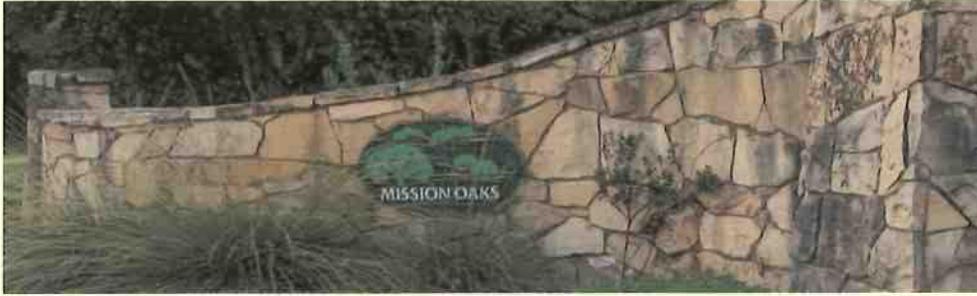
Hi Laurie,

I just went and did ground survey of the natural Aqueduct on the 5 acre parcel.  
The depth ranges from 3 feet to 8 feet deep.

Please let me know if you receive this email.

Thank you,  
Mark A. Frank  
653 Hillside Drive  
Solvang, CA

(714) 724-8764



March 29, 2021

City of Solvang  
Planning Department  
1644 Oak Street  
Solvang, CA 93463

RE: General Plan Update and APN 139-530-001 & APN 139-530-002

We understand that the City is currently undertaking an update of its General Plan that could result in revised land use and zoning designations for various property parcels within the City of Solvang. Mission Oaks is a gated condominium community. It is located on 50 hillside acres at the corner of Alamo Pintado and Old Mission. Dr. It has 60 single-family homes and 24 attached units.

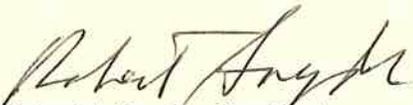
The two parcels noted above are immediately adjacent to Mission Oaks property. (APN 139-530-001) is a 1.0-acre undeveloped parcel at the intersection of Old Mission Drive and Alamo Pintado Road. APN 139-530-002 is a 4.48-acre undeveloped parcel along Alamo Pintado Road. Both are currently zoned for residential use.

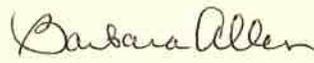
Our organization believes that zone or designation changes to these existing parcels and easements could have a significant impact on the Mission Oaks Association and the 84 homeowners who reside in this development.

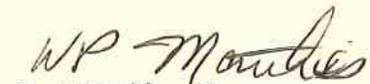
During the previous planning session our Association on July 3, 2019 requested to be notified should the City begin consideration of any changes as it pertains to parcels APN 139-530-001 and/or APN 139-530-002.

At this time, we would like to renew our request that we be notified and kept informed of any consideration for change as it pertains to these two parcels. We would appreciate it if you could let us know what we can do to also keep abreast of possible changes being considered.

Respectfully,

  
Robert A Snyder, President  
Mission Oaks Owners Assoc  
728 Hillside Drive

  
Barbara Allen, Secretary  
Mission Oaks Owners Assoc  
764 Hillside Drive

  
Paul Matthies, Homeowner  
Mission Oaks Owners Assoc  
682 Hillside Drive

RECEIVED

JUN 12 2023

CITY OF SOLVANG

To the Solvang City Council members,

June 11, 2023

I am writing this letter today let you know that I strongly oppose the proposed development that is to be near the Alamo Pintado and Old Mission Street corner.

The list of my concerns are as follows:

\*the site itself is very steep meaning the amount of surveying efforts and leveling, will increase the cost of this project, which will then make the cost of housing that will be built unattainable for low income families.

\* it has come to our attention that there was no council member, who saw this proposal before they voted on it. We are now learning that the rezoning for this project has now doubled in terms of development of the land, and there is to be three times the amount of housing units. This area is not designed for this amount of traffic or development.

\* Speaking of traffic, the congestion that will result in this development will most likely quadruple and increase the amount of possible accidents or other traffic hazards due to the amount of people now going through this intersection.

\* a three-story building in this area, or in any area of Solvang, would not only not go along with the quaint small town feel that we have here, but it will be an absolute eyesore. Solvang is known for its quaint town and beautiful agricultural landscape, and if this project continues, it will be taking away what Solvang is known for and appreciated for.

As much as we understand the need for low income housing, this area is just not able to sustain the impacts. It would certainly create a negative impact not only on the animals and wildlife of this area, but the people who have lived here for years and appreciate the area how untouched much of it still is left.

In closing, I want to reiterate, that I strongly oppose this development and hope that you listen to the people of this community and what they want and what they believe is best for their town.

Thank you.

Pamela Sagawinia

City Council  
Solvang, CA

June 11, 2023

Dear Council Members:

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

As I draft my message to you, I think, 'Here we go, again. Did I and many other citizens not just write letters on this subject, speak at the City Council meeting? Did the Council not already address it and submit a Housing Elements document to the State that would fulfill the State requirements?'

Yes. And now the citizens, the voters, the people who live here and pay taxes find that they were undermined. Perhaps you were, as well.

We knew nothing of what was happening. Did you? Were you surprised? Were you also horrified and disappointed in the people who did this to you?

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

- 1) This subject was addressed, there was input by the citizens and an appropriate solution to the low-income housing situation was submitted to the State in the Housing Elements. We understand that we must provide low-income housing in this community. The citizens are not contesting that.
- 2) The impact of the visual blight on our beautiful tourist town will be huge if 109 new units are built on Site C. Our town, the livelihood of so many depends on the tourist trade. I fear that such a project will transform Solvang into Encino in one project. Please do not allow such a visual blight at one entry to our city.
- 3) The impact on traffic by adding 109 new units is calculable. Please, you must consider it.
- 4) Because of the difficulty of preparing the area and building on the higher site, the chances of offering any low-income housing are drastically cut, completely negating the goals for this project.
- 5) The impact on water usage will be huge.

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

Sincerely,

  
Kathleen S. Day, Solvang resident/homeowner

Solvang Comprehensive General Plan Update and Rezoning Project

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Noise - building 109 units will take two years. Heavy equipment, dust and non-stop daily disruptions. There is little area for the different stages and 5 question where all of the tradesmen/women will pore on a daily work frame.

Population/Housing - we have expressed our support for low income housing. This housing project will only have the minimum low income housing and will only congest our already busy area.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plans@cityofsolvang.com](mailto:plans@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact Information: (Optional, please print clearly)

Name: JACOB CYMER  
 Representing Agency or Organization: RETIRED MREA, CT  
 Email: SOLVANG@AOL.COM  
 CALIFORNIA



Solvang Comprehensive General Plan Update and Rezoning Project

Scoping Meeting - June 28, 2023

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Aesthetics / Visual - the three story apartments will dominate the entire section of town. They will not be pleasing to the eye. They will also block the views of the neighboring homes.

Biological Resources - we have a large community of deer, 4-6 bucks / 20 does and yearlings and currently 10 fawns. Where are they to go? They live in the forested area at Viking and Alamo Pintado.

Land use / Planning - 109 units that do not provide parking that is adequate.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [planning@cityofsolvang.ca.gov](mailto:planning@cityofsolvang.ca.gov)  
Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

Contact information: (Optional, please print clearly)

Name: JACK CLIMER  
Representing Agency or Organization: RETIRED MREA CT  
Email: solvang604@gmail.com

CalTRANS



Scoping Meeting - June 28, 2023

Solvang Comprehensive General Plan Update and Rezoning Project

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
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- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Transportation - I have written extensively about how congested our roads are in Solvang. Having worked for CalTRANS for 25 years, I have asked the Construction and Maintenance Design departments to look into what they could do to provide congestion relief on Hwy 246. We are heavily congested and 109 units and 218 more cars/trucks will severely ruin our quality of life. Please contact CalTRANS.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plans@solvang.com](mailto:plans@solvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact information: (Optional, please print clearly)

Name: Jacqie C. Moore  
 Representing Agency or Organization: RETIRED mpeca CalTRANS  
 Email: solvang@caltrans.gov



Solvang Comprehensive General Plan Update and Rezoning Project

Scoping Meeting - June 28, 2023

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
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- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Utilities / Service Systems  
 The City Council just approved a 5% raise for water meters and sewer services on July 1, 2023. These raises continue for the next 5 years. My bill will go from \$140 per month to \$230 per month in 5 years. How are we suppose to afford this for low income housing?  
 Second - where will all of this extra water come from? There simply is not enough.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [planning@cityofsolvang.com](mailto:planning@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact information: (Optional, please print clearly)

Name: Jace Clymer  
 Representing Agency or Organization: RETIRED MREA CALIFORNIA  
 Email: [solvang604@gmail.com](mailto:solvang604@gmail.com)



Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner



Hello Lisa,

We are Jack & Elizabeth Clymer who live at 604 Hillside Drive, Solvang. The Mission Oaks HOA. We have lived in Solvang since 1994. We lived on Ballard Canyon Road and raised our family there. After the sons left the nest, we downsized and have been here for five years.

Liz practices psychotherapy here on Alisal at a Nielsen Building. I am retired from asphalt construction. 15 years in private industry and the last 27 with Caltrans and MNS.

I served as a construction inspector, tester of materials and surveyor every winter. My offices changed during my employment from Santa Barbara to Buellton to SLO. My last ten years I supported projects from Carpinteria to Santa Cruz and Prunedale. Hwy 1 and the widening of Hwy 46, east and west bound to our county line.

I want you to know that we support the proposal for low-income housing at Lot C by the developer at Hillside Drive and Old Mission. We support the lot line adjustment to 2.5 acres. We support the housing for this 2.5-acre area.

What does trouble us is:

The approval of 32 units at Village Lane and Alamo Pintado- 64 added cars per trip

The proposed 109 units by the developer at Lot C.- 218 added cars per trip

The new Sansum Clinic on the south/west side of Alamo Pintado next to the bank.

The proposal for homes on the two parcels across from the Alisal Golf Course.

The Hotel at the Lumber Yard by Ed Saint George.

The reason for concerns by us is many. First and foremost is traffic. Solvang has changed from a quaint Danish Town into a hugely popular visit for tourist. The Marketing Staff for Solvang have done a magnificent job, dollars are flowing, but we suffer from lack of parking, and congested roads.

Hwy 246 cannot be widened for lack of space and R/W through Solvang. I was the latest inspector who paved through Solvang years ago with Union Asphalt (now CalPortland) and I'm very well aware of the road's limitations.

With three traffic lights and six crosswalks, it's a slow slog from Pine Street to 5<sup>th</sup> Street. Some left hand turns from either side (north or south side of Hwy 246) are practically impossible.

Next, we move to Alamo Pintado and the new traffic that will be arriving from the developments. The proposed 218 cars coming down the Hillside Drive easement at Lot C (109 units) will be a lot of traffic. A queue will develop there at the new developments stop sign, where our mailbox sits currently. Then you move down to the Old Mission intersection. Traffic to and from New Frontiers and the large delivery trucks that park on Old Mission make this a tough spot. I know the city, has spoken to New Frontiers, but the problem continues where they block off the road while they attempt to back into the delivery spot.

Next, the traffic then reaches Alamo Pintado. This is a 4 way stop sign with 9 possible traffic turns. There is currently only one option at Old Mission and Alamo Pintado. Call this queue number 3. A traffic light here is unlikely, here because of the short side at the Valley Fresh Shopping Center. No capacity.

Going towards Hwy 246 will be queue number 4 with all of the new development traffic. Put in a new Sansum Clinic across the road and you can envision the traffic headaches.

This traffic light makes the one at Buellton McMurray Rd. look like child's play. The turn lanes fill up and there's no place for traffic to go until the lights change.

On Hwy 246, traffic gets backed up to Janin-Acre's going west-bound and backed up again reaching Pine Street, leading into town. On Hwy 246, going east-bound, heading down the hill to Alamo Pintado, the left turn lane fills up and cars are crossing the double yellow lines and stopping in a no man's zone to avoid being crashed into.

Caltrans is going to improve the Creek Bridge at Alamo Pintado, but it adds no capacity. No extra lanes. Nothing that helps move traffic along.

So, there we are. I know this paints a poor picture, but it is because the road infrastructure is overburdened. Too much traffic for such a small road.

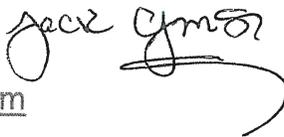
My goodness. Wait until Saint George builds his hotel. We'll be in bad shape.

I do have a couple of thoughts.

- 1- The parking on Old Mission from Hillside Drive to Alamo Pintado could be removed and a right turn lane could be installed for cars going towards Alamo Pintado and a right lane only could be installed for cars entering Old Mission. The other two lanes would be straight through or left turns.
- 2- Does the City of Solvang have a traffic engineer who could study and come up with some thoughts for relief with more traffic coming?
- 3- Is it possible to involve Caltrans? The Construction Resident Engineer in Buellton is Dave Ballentine and he can be reached at [daveballentine@dot.ca.gov](mailto:daveballentine@dot.ca.gov). Maybe he could move any ideas up the chain in SLO.

Thank you for your time, Lisa. We appreciate how difficult it is going to be to satisfy all parties. If the developer at Lot C would be content with 50 low-income homes at the lower 2.5 acres, we would give a huge sigh of relief, and support that.

Sincerely, Jack and Elizabeth Clymer



[solvang604@gmail.com](mailto:solvang604@gmail.com)

805-895-5736.

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire



**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The proposed addition of 109 units at the intersection of Alamo Pintado Road and Old Mission Drive will result in an environmental disaster because of overcrowding, traffic noise and pollution, the potential for vehicular accidents, and the destruction of views and open space.

The City of Solvang has been remiss in not monitoring this busy intersection. Previous expansion of the New Frontiers shopping area, the approved addition of a condominium development, the recent addition of several new rental units with only way of entrance and exit, and the approved construction of a Sansum Medical clinic all within one block of this intersection already points to overcrowding. Because of city design, it is impossible to control traffic here, as any study would establish.

An in-depth evaluation of this area is required before any approvals are given. A real look. There is insufficient parking now. The streets are narrow. There is only one stop light in the area. Commercial trucks are crowding the roadways and contributing to the pollution and traffic incidents.

The city is considering the addition of 109 new units on 5 acres that is currently zoned for two units per acre. Any look at this area will show how disastrous such a change would be. It is not necessary or needed to crowd this much living space into this already over trafficked area.

The need for more housing in Solvang is a fact; but this is overkill, and in no way is environmentally reasonable.

*Elaine Morris*

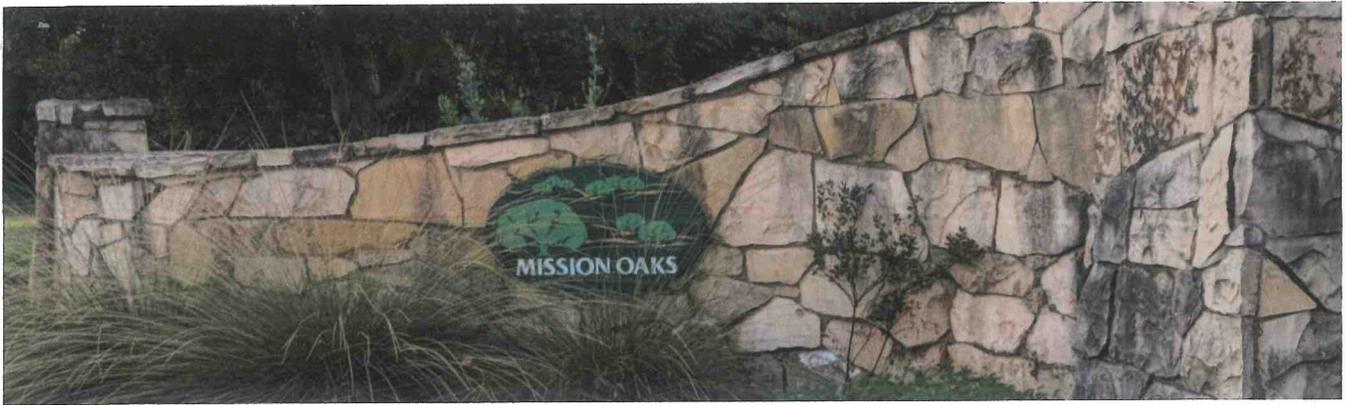
Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Elaine Morris  
 Representing Agency or Organization: Self - Solvang Citizen  
 Email: luvszin@hotmail.com



7/13/23

Planning Division, City of Solvang  
c/o Lisa Sherman, Assistant Planner  
411 2<sup>nd</sup> Street  
Solvang, CA 93463



*RE: Scoping Comments for the Environmental Review of Solvang's General Plan Update and the developer's Alternative Proposal for Site C of the Housing Element that assumes all of the 5.48-acre site will be rezoned DR-20.*

Dear Ms Sherman,

There is no doubt that the issues of great concern to the community now will be even bigger issues during the life of the General Plan.

Traffic and Water Supply stand out as issues that will only get worse as the City and the surrounding area grows, the bottleneck of Hwy. 246 / Mission Drive remains, the climate warms, the water table drops, and average local and statewide rainfall drops.

Wildfire will become an even greater threat as the size and intensity of fires steadily increase. The threat of Flooding will worsen as storms become more intense and even more impermeable surfaces are created. Last winter pointed out that vegetated slopes that were considered to be stable, were not stable when enough rain fell on them, and their collapse could easily close roads and flood homes and businesses.

Emergency access and egress will become even more important than it is now.

The developer's "Alternative" that is proposed for Site C of the Housing Element, at the intersection of Alamo Pintado Road and Old Mission Road, will have many very serious impacts including Traffic, Water, Wildfire, Flooding, and Hazard impacts that will exacerbate those the City already has problems with. It will also have serious Aesthetic, Cultural Resource, and Public Service impacts.

The 109 units proposed will generate an immense amount of traffic in an area that is already impacted by congestion. Standard vehicle ownership and trip generation rates suggest at least 1,000 additional vehicle trips per day, overburdening Hillside Drive, the southern access road for Mission Oaks, that connects with Old Mission Drive. The new traffic must be added to the traffic of the Merkantile Shopping Center and the residences on Old Mission Drive, and that of Mission Oaks.

Almost all of these vehicles will have to exit/enter on Old Mission Drive and use the 10 lane 4-way stop at Old Mission Drive and Alamo Pintado Road. This intersection also serves as the primary access / egress for the Nielsen's Shopping Center. Delivery trucks use this intersection to access both shopping centers and delivery trucks often block Old Mission Drive waiting to use the Merkantile's difficult-to-access loading dock.

This intersection is already heavily impacted because the traffic at Alamo Pintado Road and Hwy. 246 / Mission Drive is often at a standstill during peak hours. Traffic attempting to turn right or left on Hwy. 246 / Mission Drive waiting for the light, fills the dedicated lanes and backs up into the Alamo Pintado / Old Mission Drive intersection.

It should be noted that emergency vehicles including police, ambulance, and fire trucks regularly pass through both these already impacted intersections. The headquarters for the Valley's ambulance service is nearby on Mission Drive, as is the Sheriff's Substation. The hospital is located just a few blocks away on Viborg Road so almost all ambulances pass through the Old Mission Drive / Alamo Pintado intersection.

There is no question that 109 residences and 5.48 acres of landscaping will substantially increase the demand for water. Although recent rains have relieved short-term concerns, the City's water supply remains seriously constrained and overly focused on groundwater. State Water cannot be relied upon when we have regional droughts.

The steep topography of Site C contributes to the danger of Wildfire and having a single point of ingress / egress from the proposed development compounds the problem. The fact that Old Mission Drive has only a single point of public ingress / egress compounds the problem even more. This was demonstrated when construction equipment punctured a gas line during the construction of the Merkantile and the entire neighborhood, businesses and residences, had to be evacuated.

The addition of large impermeable surfaces such as roofs and parking lots contributes to the risk of flooding and erosion. This is compounded when you have steep slopes such as those proposed for this development. The project proposes a retention basin on the flattest part of the property but that displaces residences from that part of the site that would be most economical to develop and therefore most suitable for affordable housing. Placing residences on the steeper parts of the site adds to the grading impacts, the risk of erosion, and the expense of development. One way to mitigate runoff is to provide permeable paving surfaces but that is expensive and further undercuts the affordability of the residences provided.

The steep slopes facing Old Mission Drive and Alamo Pintado Road will be particularly prone to erosion since they face south and east, and our most damaging storms come in from the southeast. This will contribute to the likelihood of runoff and mudslides on the roadways. It should be noted that the Alamo Pintado Road / Mission Drive intersection was impacted by flooding that occurred during last winter's rainstorms and Hwy. 246 was temporarily closed.

The developer's Alternative proposal will have very serious aesthetic impacts on a highly visible site at two gateways to Solvang. The project includes three three-story structures on three tiered pads that will loom over Alamo Pintado Road on their heavily graded unnatural pads. There is no comparable development in Solvang because the City attempts to preserve natural topography and look like a small town.

Building C will sit about 34' above the roadway and will be seen as you come into Solvang from the east on Highway 246 and the north on Alamo Pintado Road. Alamo Pintado Road curves so that the view of this hillside / hilltop will be very prominent for southbound drivers.

Building A sits about 25 feet above the low point of the retention basin that will be in front of it. The longest elevation of A will face Old Mission Drive and Mission Drive and will be seen from the intersection of Hwy. 246 and Alamo Pintado Road as one enters Solvang. In fact, you will see all three buildings stacked on top of each other, so that you will see the equivalent of a six-story structure, with the base of the structure 27' above the corner of Old Mission Drive and Alamo Pintado Road.

The steep slopes that surround these buildings will make it very difficult to establish screening landscaping for these massive three-story structures and there is no existing screening vegetation on the site that will be preserved. Almost all of the natural topography on the site will be regraded in order to place the out-of-scale structures on the steepest part of the site that is the most expensive to develop.

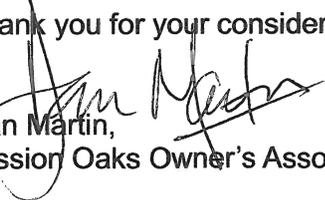
Adding to the expense and impacts of the project is the presence of the expansive clay soil (Diablo Series) noted in the US Department of Agriculture Soil Survey, that will require over excavation and removal, and replacement with new imported non-expansive material that will need to be compacted. This will involve additional grading, traffic, air quality and noise impacts apart from the extensive grading and associated impacts that will be required to build up the steep slopes and create the tiered pads.

The intense and extensive development of Site C depicted in the developer's Alternative cannot be done without impacting the historic Santa Ines Mission Aqueduct that crosses the site from east to west. It carried water diverted from Alamo Pintado Creek just east of the hospital, to the basin that still exists in front of Santa Ines Mission. Residents have repeatedly pointed out the need to protect this irreplaceable historic Cultural Resource.

There is no question that the development and residents of the 109-unit project depicted in the developer's Alternative will cause an increased demand for Public Services from the City and the County that will not be offset by the revenues the development generates.

The City's Written Comment Form asks commenters to offer "alternatives and/or measures to avoid or reduce environmental impacts." The Mission Oaks Owner's Association suggests that the City Council's vision for Site C contained within the HCD Review Draft of the Housing Element, is an excellent way to reduce the environmental impacts of the development of Site C, by confining high-density residential development to the flattest 2.5 acres of the site, that is easiest to develop and most supportive of affordable housing.

Thank you for your consideration.

  
Dan Martin,  
Mission Oaks Owner's Association, President

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** not in favor  
**Date:** Monday, June 12, 2023 3:39:11 PM

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----- Forwarded message -----

From: margie hunt <[hunt.margie@gmail.com](mailto:hunt.margie@gmail.com)>  
To: [cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com), [councili@cityofsolvang.com](mailto:councili@cityofsolvang.com)  
Cc:  
Bcc:  
Date: Mon, 12 Jun 2023 12:52:37 -0700  
Subject: Developing in Alamo Pintado & Old Mission

Hello,

I am a home owner on Honey Locust Ct., the cul-de-sac off of Old Mission near Alamo Pintado. To have a development like the one being proposed by Josh Richman would be devastating to our neighborhood. It would:

- \* Bring too much traffic in a dense area already effected by the shopping center
- \* Bring more traffic to the dangerous intersection at Alamo Pintado and Old Mission
- \* Displace the deer, birds and wildlife that we so enjoy and that call that area their home.
- \* Become an eyesore to a peaceful rolling hill and the height of the buildings does not fit in to the aesthetic of the area and will bring our home values down.

I am not in favor of this development and am hoping that it will be reconsidered.

Thank you for your time,  
Margaret Hunt  
(805) 350-2739

June 28, 2023

Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2<sup>nd</sup> Street  
Solvang, California

To Rincon Consultants, Inc.

Site C which is being considered for rezoning for the City of Solvang General Plan is actually 2 parcels of 1 1/2 acres and 4 acres. It is presently zoned 20-R-1, the same as the neighboring Mission Oaks development. (2 units per acre)

The developer is suggesting an alternative for this Site C for the entire 5.48 acres to be rezoned to DR-20, which would create 20 units per acre, or 109 units.

There are many reasons this would not be a good plan. Because of the topography of the larger parcel, the cost of developing this larger parcel would make low-income and lower-income housing non-achievable. Rezoning these 2 parcels could create over 100 units which could add over 100, possibly up to 200 more vehicles to be using the Old Mission Drive and Alamo Pintado Road intersection.

This could also impact the neighboring Creekside Community, traffic on Viborg Street, traffic to and from Los Olivos and Santa Ynez, and could affect our Hospital and Medical Offices on Alamo Pintado Road and Viborg Street.

The City of Solvang approved a plan and sent on deadline to the State a good plan that would have added much needed Low and Very Low income housing to the City, and should be accepted as the better plan for the entire City of Solvang.

Dan Martin  
708 Hillside Drive  
Solvang, California  
dmartinsyv@gmail.com



air pollution control district  
SANTA BARBARA COUNTY

July 3, 2023

Lisa Scherman  
Planning Division  
City of Solvang  
411 2<sup>nd</sup> Street  
Solvang, CA 93463

Sent Via Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

**Re: Santa Barbara County Air Pollution Control District Response to Notice of Preparation of an Environmental Impact Report for the City of Solvang Comprehensive General Plan Update and Rezoning**

Dear Lisa Scherman:

The Santa Barbara County Air Pollution Control District (District) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the City of Solvang Comprehensive General Plan Update and Rezoning. The City proposes to update the City of Solvang General Plan which presents the community's vision for Solvang through 2045. The General Plan serves as the City's primary guide for land use and development decisions and will influence the rezoning of properties to be consistent with the Housing Element and other proposed zoning changes. The General Plan update will include the following elements: Land Use; Community Design; Economic Development; Mobility; Public Facilities, Services, and Infrastructure; Environmental and Sustainability; Safety; and Housing. The General Plan update will include all state required topics; however some topics such as conservation, open space, noise, air quality, and environmental justice will be covered in other elements rather than be a standalone element.

District staff reviewed the NOP of a Draft EIR, and concurs that air quality impacts should be addressed in the EIR. The District's guidance document, entitled *Scope and Content of Air Quality Sections in Environmental Documents* (updated January 2022), is available online at [www.ourair.org/land-use](http://www.ourair.org/land-use). This document should be referenced for general guidance in assessing air quality impacts in the Draft EIR. The EIR should evaluate the following potential impacts related to the City of Solvang Comprehensive General Plan Update:

**1. Attainment Status and Consistency with the District's Ozone Plan.** Attainment status for the County is posted on the District website at [www.ourair.org/air-quality-standards](http://www.ourair.org/air-quality-standards). The most recent Ozone Plan (previously known as the Clean Air Plan) was adopted in December 2022 and is available at [www.ourair.org/clean-air-plans](http://www.ourair.org/clean-air-plans). The District website should be consulted for the most up-to-date air quality information prior to the release of the Public Draft EIR.

Consistency with local and regional plans, including the District's 2022 Ozone Plan, is required under CEQA for all projects. Consistency with the Ozone Plan should be evaluated on a case-by-case basis, and

the EIR should include an assessment of whether direct and indirect emissions associated with the project are accounted for in the Ozone Plan's emissions growth assumptions, and whether the project is consistent with policies adopted by the Ozone Plan. The Ozone Plan relies primarily on land use, population, and on-road emissions projections provided by the California Air Resources Board (CARB) as a basis for vehicle emission forecasting.

**2. Land Use Conflicts Related to Mixed Use Incompatibility and Air Pollutant Emissions.** The EIR should examine whether proposed changes to the General Plan and rezoning will result in air quality impacts to sensitive land uses such as residential, childcare facilities, schools, or senior living communities. As individual projects move forward, it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems and/or health risk impacts (i.e. odors, dust, toxic air contaminants, diesel emissions). Therefore, we recommend that siting of uses near sensitive receptors be carefully evaluated to avoid potential nuisance issues and minimize exposure to air pollutant emissions.

**3. Increase in Criteria Pollutant Emissions from Proposed Project.** The EIR should present significance thresholds for ozone precursor emissions (reactive organic compounds [ROC], and oxides of nitrogen [NO<sub>x</sub>]) and particulate matter and determine whether the proposed project will produce emissions in excess of the thresholds. The District's *Environmental Review Guidelines for the Santa Barbara County APCD* (available at [www.ourair.org/landuse/](http://www.ourair.org/landuse/)) contains the District Board-adopted criteria for evaluating the significance of air quality impacts for District projects. In the absence of locally-adopted thresholds, the District recommends that these thresholds be used to determine significance of air quality impacts.

If the proposed project exceeds the significance thresholds for air quality, mitigation should be applied to reduce those emissions as appropriate under CEQA. Section 6 of the District's *Scope and Content* document offers ideas for air quality mitigation. However, project-specific measures should be developed that are pertinent to the specific project. Mitigation measures should be enforceable through permit conditions, agreements, or other legally binding instruments. The EIR should include a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigations and establishes a mechanism for enforcement.

**4. Construction Impacts.** The EIR should include a description and quantification of potential air quality impacts associated with construction activities for the proposed project. The District's January, 2022 *Scope and Content* document, Section 6, presents recommended mitigation measures for fugitive dust and equipment exhaust emissions associated with construction projects. Construction mitigation measures should be enforced as conditions of approval for the project. The EIR should include a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigation and establishes a mechanism for enforcement.

**5. Asbestos Reporting Requirements.** If the General Plan update will address issues of redevelopment which may involve demolition and renovation activities, the EIR should include a discussion of how materials will be removed in compliance with District Rule 1001 – National Emission Standards for Hazardous Air Pollutants (NESHAP) – Asbestos. Advance notification to the District may be required before asbestos is disturbed and/or removed. For additional information regarding asbestos notification requirements, please visit our website at [www.ourair.org/asbestos](http://www.ourair.org/asbestos).

**6. Global Climate Change/Greenhouse Gas Impacts.** The EIR should include a quantification of greenhouse gas (GHG) emissions from all project sources (direct and indirect), present significance thresholds, and make a determination regarding the significance of impacts. In addition, we recommend that climate change impacts be mitigated to the extent reasonably possible, whether they are determined to be significant.

At a minimum, the project should include any feasible GHG reduction measures as applicable from the following sector-based list:

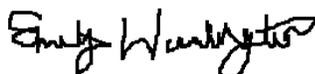
- Energy use (energy efficiency, low carbon fuels, renewable energy)
- Water conservation (improved practices and equipment, landscaping)
- Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
- Architectural features (green building practices, cool roofs)
- Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers) see [www.ourair.org/sbc/plug-in-central-coast/](http://www.ourair.org/sbc/plug-in-central-coast/) for more information.

For guidance regarding GHG analysis for CEQA environmental documents, please refer to the *CAPCOA CEQA & Climate Change* document available at [www.capcoa.org](http://www.capcoa.org). CAPCOA has also published *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, an extensive sector-by-sector compendium of project-specific mitigation measures, including quantification methods to calculate GHG reductions. The Handbook is available at [www.caleemod.com/handbook/index.html](http://www.caleemod.com/handbook/index.html). In addition, the District has identified some potential strategies for local GHG mitigation that could be implemented in Santa Barbara County; these strategies are summarized and posted on the District's website at [www.ourair.org/ghgmitigation-sbc](http://www.ourair.org/ghgmitigation-sbc).

**7. Transportation Measures to Reduce Air Quality Impacts.** The Comprehensive General Plan Update and the associated EIR should include measures that promote the use of alternate modes of transportation and focus on reducing vehicle miles traveled, vehicle trips, and peak-hour travel. The District is supportive of programs to improve access to mass transit and zero emission vehicle travel as well as methods to improve bicycle and pedestrian facilities in the City, such as the adoption of a complete streets policy.

We hope you find our comments useful. We look forward to reviewing the Draft EIR. Please contact me at (805) 979-8334 or via email at [WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org) if you have questions.

Sincerely,



Emily Waddington,  
Air Quality Specialist  
Planning Division

cc: Planning Chron File

**From:** [Mary Gerlach](#)  
**To:** [General Plan](#)  
**Subject:** Affordable Housing Units  
**Date:** Friday, January 12, 2024 11:49:52 PM

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Caution! This message was sent from outside your organization.

Affordable housing units are being developed in Solvang.

Please Please make sure that when people apply for affordable housing units, they are selected because they live in the area. I would be very sad, if residents outside of Santa Barbara County were given precedence, and began using the housing as a vacation residence. This, would defeat the purpose. Also, if residents are currently residing in neighboring communities like Lompoc and Santa Maria - and working in those communities - Lompoc and Santa Maria - they should not be able to qualify for affordable housing in Solvang, because they already have affordable housing in their communities, and they would be taking away housing that is meant for Solvang residents.

“Affordable housing” to me, means our community. Solvang. (including Santa Ynez Valley)

I believe this type of housing is meant:

1. To house Solvang workers that are living in homes with multiple family members.
2. To house Solvang workers that are having to commute.

Homeless

1. To house homeless individuals (transients) who are currently residing within Solvang residences (Couch surfing, living in their cars, living in an RV (Rancho Oso) or living with local family members because they can't afford their own space.
2. To house homeless vets.
3. To house people that are being foreclosed on in Santa Ynez Valley, because they can't afford their mortgage payments
4. To house Local single moms and dads.
5. To house a diverse population, people that work on local Santa Ynez vineyards or farms.

If you supply “Affordable” housing to anyone, the community will continue to suffer.

To ensure that local residents have an opportunity to be housed, the City should send a survey to all Santa Ynez Valley residents and local businesses. To qualify, local residents/business owners/schools, will direct the surveys only to their employees. When the surveys are received by the City, Proof of local employment will allow them to proceed to the next round, the application. For SY Valley teachers, if they want to live closer, they qualify. For homeless, if they are a Vet, they automatically qualify. For SY Valley residents facing foreclosure, they qualify. For local resident's on Disability, they qualify. For local Farm/Vineyard workers, they qualify. For adult children, who are having to live with their parents because they can't afford housing, they qualify.

When a Community, builds affordable housing for their community, they thrive, because they are taking care of their people.

Thank you for listening.

Mary

**From:** [Stephen Martin](#)  
**To:** [planning@cityofsolvang.com](mailto:planning@cityofsolvang.com); [General Plan](#)  
**Subject:** Citizen comment on environmental impact review  
**Date:** Thursday, July 13, 2023 1:19:54 PM

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Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, CA 93463

DEAR LADIES AND GENTLEMEN:

Please accept this as a comment about reviewing the environmental impact of the Solvang Housing Element of the General Plan and the Developer's 'alternative proposal' for Site C in particular.

AIR QUALITY, SAFETY and HEALTH.

The intersection at Mission Drive (Route 246) and Alamo Pintado Road has effectively become another town center for Solvang. This center has most of the doctors offices, physical therapy offices, the Cottage Hospital with emergency room, medical laboratories, and Emergency Medical Technician Ambulance dispatch center, all within a few hundred yards of each other. It has 2 shopping centers with Solvang's only 2 grocery stores, 3 banks, 4 restaurants, 2 pharmacies, UPS store and our only veterinary. 2 four way stop signs and a traffic light attempt but do not succeed to control existing traffic on Route 246 and on Alamo Pintado between Viborg Road and 246. On the weekends and when Santa Ynez High School opens and closes the inbound traffic on 246 often backs up almost half a mile at the traffic light and traffic into the Solvang tourist district does likewise. On Alamo Pintado, in order to enter the Merkantile shopping center, cars and trucks must do a dangerous UTURN at the Old Mission Drive stop sign. Not only is there presently a great deal of traffic congestion at this location, in addition there soon will be a Samsun Medical clinic built on the south side of 246 and 32 new housing units on the corner of Alamo Pintado and Village Lane. The Developer's alternative proposal for Site C would add over 200 cars plus delivery, mail, garbage and service trucks all coming and going at the Old Mission Drive stop signs to Alamo Pintado, and then on to the traffic light at 246. This will substantially increase congestion and in turn cause much more unhealthy emissions from idling vehicles, as well as increased risks of accidents, and increased noise pollution. An additional 109 housing units would also substantially increase pedestrian crosswalk traffic causing even more congestion and risk of accidents. There already has been one recent pedestrian fatality and several near misses. Even now vehicles seeking to avoid congestion at this intersection travel alternate routes over Solvang residential streets to come and go to and from downtown. Any further development at this intersection should therefore be kept to the minimum necessary to provide a reasonable number of affordable housing units, not unnecessary higher income dwellings.

DRAINAGE, FLOODING AND WATER POLLUTION.

Alamo Pintado Creek passes under 246 withIn 100 yards of the intersection with Alamo Pintado. The Creek receives water from a ditch running across Site C draining the south side

of Allisal road, most of Mission Oaks' 84 units and the entire steep Site C, as well as water from the shopping centers and other developments along Old Mission Drive, Alamo Pintado and Viborg Roads. This year the Creek flooded the 246 intersection. Site C drainage ditch runoff also carried stones and silt onto the roads. All of this left nearly 6 inches of silt on the intersection and made it impassable for two days. The flooding destroyed the veterinary clinic and damaged other businesses. Flooding carried even more silt downstream, depositing it in an olive grove and silting up crossings to a public park and a vineyard, ultimately depositing the silt into the Santa Inez River. The Developer's alternative proposal for Site C will cause even more runoff due to new impermeable surfaces and would at least require construction of piping under the roadway and other expensive flood and silt control infrastructure. Even assuming such infrastructure would be possible, its high cost would make it unlikely that the 109 proposed units would add affordable housing inventory, which is the sole public purpose for allowing high density development at this location. Site C development should therefore be limited to the flatter land and as proposed by the City's Housing Element as submitted.

### HILLTOP REMOVAL AND DESTRUCTION OF VIEW SHED AND HISTORIC AQUEDUCT

In order to achieve his alternative proposal the Developer would need to cut off the hill top of the steep 4.48 ac. lot (along with destroying several old valley oak trees). Unstable clay would likely need to be removed and replaced with more compactible soil. The Developer would likely push great quantities of soil down the hill onto MISSION OAKS PROPERTY where he plans to build an access road over a 60 foot easement granted in 1985. This soil would cover the existing 8 foot deep drainage ditch, requiring underground piping for continued drainage. It would also deeply bury the historic Santa Inez Mission Aqueduct which is currently visible at one location. Cutting off the top of the hill and erecting three 3 story structures, the highest apartments in the City, would destroy a Solvang designated viewshed and the natural rolling character at the gateway to our small city. Other parts of the General Plan call for preserving viewsheds, avoiding building on steep slopes, avoiding alteration of natural topography, and specifically allowing high density land use on only the flatter part of Site C. The alternative proposal for Site C is inconsistent with and counter to these elements of the General Plan.

### DESTRUCTION OF REMAINING 'IN TOWN' WILDLIFE HABITAT AND UNIQUE NEIGHBORHOOD OPEN SPACE.

Site C is at the foot of the highest hill in Solvang and adjacent to the ONLY subdivision in Solvang that set aside 30 acres of open space to preserve and care for several hundred oak trees which help purify the air, and to provide habitat for various wildlife. Several herds of deer, hawks, heron, owls, racoons, bobcats, and coyotes live there and provide human contact with nature. A trail with viewing bench currently enhances that contact for many families. Placing the highest density and tallest housing in all of Solvang next to this open space a few feet from the trail, and paving over more than an acre of the open space to build a road over an easement will destroy the designated viewshed over the valley and create a high rise environment for the first impression given to people entering Solvang from the north and south. It also will go a long way toward destroying a model (the only model in Solvang) for how good development should take place to successfully integrate humans and the environment.

Current zoning of Site C allows 2 dwellings per acre. The Developer's proposal to increase density to 20 or more units per acre over the entire site would increase the profitability of

developing Site C, but at the expense of permanently damaging the physical, visual and natural environments of this important gateway neighborhood. Any increase in density should therefore be limited to the flattest land and used ONLY to meet our minimum affordable housing goals.

I URGE YOU TO VISIT AND WALK SITE C.

Thank you for your consideration.

Stephen C. Martin  
698 Hillside Drive  
Solvang, CA 93463

**From:** [Chantee Sea Sea](#)  
**To:** [General Plan](#)  
**Subject:** Clarification re: Planning Attn: Lisa Scherman  
**Date:** Wednesday, July 12, 2023 7:51:39 PM

---

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Dear Ms.Scherman,  
My comments below “are focused on the Developer’s Alternative for Site C of the Housing Element that assumes all 5.48 acres will be rezoned to DR-20.”Please let me know when you receive this email.  
Thank you

July 12, 2023

Planning Division City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Comments:** Environmental Issues and Impacts:

**Air Quality:** This large-size development will change our air quality forever.

**Noise and Fumes:** nearby residences and the town of Solvang will be subject to increased fumes, and our quiet village will be no more. Two hundred 200 cars, trucks, visitors, gardeners, and contractors must maneuver through a compacted dense area.

**Population/Housing/Public Services:** Safe access to Cottage Hospital by ambulances will be impacted by the increase of congestion on Hwy 246, creating one more life-and-death concern. The additional population will overwhelm our small medical facilities, doctors, nurses, labs, and service providers, many of whom are already overwhelmed, with appointments taking anywhere from a day to weeks to weeks to months in particular facilities.

**Alamo Pintado and Old Mission:** Cars, pedestrians people on bicycles have to navigate a 4-way stop with 10 in and out lanes, including turning lanes. It's become one more life-and-death intersection—intersections overburdened by the increased number of vehicles. The proposed 109 units will add 1000 daily trips using California's statistics.

**Water:** We are in an ongoing drought, with water bills increasing yearly, and where will the water come from to support this development and the two significant proposed Solvang developments on Hwy 246?

**Wildfire:** Wildfire season is almost year-round. Access to dwellings will become more complex; evacuation routes will be problematic and hazardous.

**Wildlife and the Oak Trees:** Should be preserved at all costs. Please don't take away the few remaining open space in Solvang or further removal of trees.

**Added Points**

There is a need for consultants to walk the site  
Hilltop removal will destroy the natural topography.  
Please consider: There is **NO** going back once the Destruction of the neighborhood's design  
and character is lost.

Chantal Cloutier  
Solvang Resident.

**From:** [Patricia Hedrick](#)  
**To:** [General Plan](#)  
**Subject:** COMMENT: Solvang Comprehensive General Plan Update and Rezoning Project  
**Date:** Wednesday, July 12, 2023 2:52:18 PM

---

Particular areas of concern regarding the Developer's Alternative for Site C of the Housing Element:

Aesthetics/Visual Resources ( Alamo Pintado Rd and Hwy 246 Corridor)  
Land Use/Planning  
Air Quality/Noise Pollution (Hazardous air and noise pollution due to excessive construction grading/hundreds of additional car and truck trips)  
Geology and Soils (Flood history)  
Water Resources  
Greenhouse Gas Emissions  
Biological Resources (loss of habitat, Oak tree removal)  
Transportation (increase in traffic)

High Density development on the hillside portion of this property will trigger potential serious impacts, with just a few listed above.

There is currently no comparable development in Solvang - in either density, scale, or visual impact.

Appropriate Mitigation for the impacts of the Developer's Alternative / Site C Plan is to follow through with Solvang City Council's direction to develop high density affordable residences on the lower, more level area of Site C.

Patricia Hedrick  
Solvang, CA

**From:** [Kathleen Day](#)  
**To:** [General Plan](#)  
**Subject:** Comments re: Environmental Issues proposed development  
**Date:** Wednesday, July 12, 2023 5:00:27 PM  
**Attachments:** [Planning Commission July 2023Document 20230628 0001.pdf](#)

---

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To: Lisa Sherman, Assistant Planner:  
Please see the attached form re: Draft EIR.  
Thank you.  
Kathleen Day, Solvang

**From:** [laura buff](#)  
**To:** [General Plan](#)  
**Subject:** development of lots adjacent 632 Hillside Solvang CA  
**Date:** Friday, July 7, 2023 1:49:14 PM

---

Hello,

I have been made aware that there is a large apartment development under review adjacent our property. When we purchased our home, the empty lots were zoned for far less use. There are deer, rabbits, raptors and many butterflies in this area. Also there are archeology ruins ie: the Santa Ines Mission aquaduct system remnants.

The noise, lighting and congestion of apartment buildings will impact my daily life, my quality of sleep and ease of accessing services and goods. The traffic alone will be unbearable and emergency services reaching Mission Oaks or the hospital will be impacted.

The view from my home will be ruined and probably my property values as well. I am all for affordable housing in a less dense setting and also not on a hill which has had slides and other stabilization issues.

This plan is an assault on my retirement, standard of living and the value of my property. I hope you can find a more suitable area to build an apartment building. There are many flat lots in downtown Solvang which provide much easier builds.

How will anyone ever be able to turn on or off of Alamo Pintado? Is this how Solvang wants to look at the beginning or end of the Scenic Road designation?

Please rethink this. We do not have to bail Santa Barbara County out of its housing crisis.

Best regards

Laura Buff  
632 Hillside Dr  
Solvang

**From:** [Patrick Henry](#)  
**To:** [General Plan](#)  
**Subject:** Development plans for Alamo Pintado Road  
**Date:** Monday, July 10, 2023 12:35:47 PM

---

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Good afternoon.

An interesting housing development near Alamo Pintado Rd and the Old Mission Road in Solvang has been brought to my attention, a development where Josh Richman is planning about 109 apartment units. What can you tell me about this interesting project?

I missed this in the council agenda;

- Was there a report done?
- Is there an environmental impact report being requested?
- What information can you share or provide about the project?
- Who has the final say (City or County)?
- What is the timeline to address this matter?
- Water impact? Limited resources.....

Anything that I miss that you could add to the mix would be appreciated.

Thank you for your assistance.

Pat

Patrick Henry  
2129 Village Lane  
Solvang CA  
805-708-0744

**From:** [Carol Frizzell](#)  
**To:** [General Plan](#)  
**Subject:** Draft EIR comments on alternative proposal for Site C  
**Date:** Friday, July 14, 2023 11:33:55 AM

---

Planning Division, City of Solvang  
C/O Lisa Scherman, Assistant Planner:

This email is in response to the proposed housing element at Site C, Alamo Pintado Road and Old Mission Drive.

I would like to address several environmental issues and impact of this proposed project in it's current draft, 109 apartments.

\* I understand development of this property is inevitable, however the infrastructure capacity in that area does not support the development being proposed.

\* The proposed 109 apartments will create a substantial negative impact to the character of the surrounding community for years to come. Some of which are construction, limited parking spaces, and traffic flow.

\* The 143 proposed parking spaces is grossly inadequate and the overflow parking needs will affect neighboring residential and commercial areas.

\* The proposed access road for the apartments dumping onto Hillside Drive is a poorly thought out idea and will create additional traffic congestion at the entrance gate for Mission Oaks.

\* Construction will create enormous congestion to the adjacent roadways to include the intersection of Alamo Pintado Road and Old Mission Drive, which is already a hazardous intersection.

\* The grading necessary for construction will create a tremendous amount of dust and dirt which will have a negative impact on the air quality of the entire area.

A solution is to support the city's draft housing element sent to the state, limiting any rezoning of Site C to the 2.5 acres of the more level land. The other solution is to have the entrance/exit of the development onto Alamo Pintado Road or Viborg Road.

Respectfully,  
Paul Frizzell & Craig Frizzell

Sent from my iPad

**From:** [Candy Waldron](#)  
**To:** [General Plan](#)  
**Subject:** Is lot 72 involved?  
**Date:** Friday, June 16, 2023 6:48:02 AM

---

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It is still leased to Historic Preservation!

What about the 2 lots at the foot of Alisal hill on the west side. One belongs to the Alisal Ranch I understand (encourage them to develop it). But we would all hate the additional traffic on Alisal Road.

The other lot I believe is owned by the City of Solvang designated as a park! Not much of a park and we could certainly use another or additional soccer fields!

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: 5.5-acre property at the northwest corner of Alamo Pintado and Old Mission Drive known as Site C,  
**Date:** Monday, June 12, 2023 10:03:12 AM  
**Attachments:** [Final Draft Letter to Solvang City Council - 5 30 23 re, May 8 Council Meeting consent agenda item 4 D - EIR update and Lot C.docx](#)

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
*Phone:* (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Craig <ckent323@verizon.net>  
**Sent:** Sunday, June 11, 2023 6:27 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Cc:** City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** 5.5-acre property at the northwest corner of Alamo Pintado and Old Mission Drive known as Site C,

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The attached letter is for the Mayor and City Council for the City of Solvang.

I found it unsent in my email outbox today. I thought I had transmitted it on May 31.

If possible please get this email and the attached document to the Mayor and City Council members in time for the Monday night meeting on June 12. Thank you.

The owners of four neighboring properties on Old Mission Dr and I have discussed the recent consent agenda item 4 d on the May 8 City Council agenda: "Approve Amendment 5 to the Agreement with Mintier Harnish LP to complete the General Plan Update process and include analysis of a conceptual development of the 5.5-acre property at the northwest corner of Alamo Pintado and Old Mission Drive known as Site C, for the additional..." .

Please find our concerns elucidated in the attached email letter.

As we have previously communicated, we are very concerned about the potential significant negative impacts of this proposed development on traffic circulation, parking, drainage, visual appearance among other issues.

P.S. Drafts as well as the final version of the attached letter were previously circulated among the owners of six residences on Old Mission Dr.

Respectfully,

Craig Kent

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Development project at Alamo Pintado and Old Mission Rd. Does not fit SYV standards!  
**Date:** Monday, June 12, 2023 6:01:37 PM

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**From:** Dennis Casey <denccasey@yahoo.com>  
**Sent:** Monday, June 12, 2023 5:42 PM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Development project at Alamo Pintado and Old Mission Rd. Does not fit SYV standards!

Caution! This message was sent from outside your organization.

Dear Council:

While I can appreciate the need to develop housing in Santa Ynez Valley, the plan put forth for the development at Alamo Pintado and Old Mission Rd creates more problems than it solves.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valley-wide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#); [Sophia Checa](#)  
**Subject:** FW: Letter opposing zoning change for corner of Alamo Pintado and Old Mission  
**Date:** Monday, June 12, 2023 12:00:22 PM

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**From:** Sonja Withey <[DotterofTheKing@outlook.com](mailto:DotterofTheKing@outlook.com)>  
**Sent:** Monday, June 12, 2023 11:24 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** Letter opposing zoning change for corner of Alamo Pintado and Old Mission

Caution! This message was sent from outside your organization.

Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density. Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

A Concerned Resident of Santa Ynez Valley

Sonja Withey  
1999 High Meadow Road  
Solvang, CA 93463  
(805) 698-0102

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Mission Santa Ines Original Aqueduct - Historic and Significant  
**Date:** Monday, June 12, 2023 12:00:56 PM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Karen <karenwaite805@gmail.com>  
**Sent:** Monday, June 12, 2023 11:57 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Re: Mission Santa Ines Original Aqueduct - Historic and Significant

This sender is trusted.

\*Mission Santa Ines ( correction)

On Mon, Jun 12, 2023 at 11:51 Karen Waite <[karenwaite805@gmail.com](mailto:karenwaite805@gmail.com)> wrote:

For your records as it pertains to the Solvang Housing Element and the development of that area that had already been submitted.

Again I urge the City to stay the course on the original Housing Development Plan.

Karen Waite  
Former City Council Member  
Solvang MOA Resident

Karen M. Waite

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Planning Consultant](#); [Rodger Olds](#); [Lisa Scherman](#)  
**Subject:** FW: Mission Santa Ynez Original Aqueduct - Historic and Significant  
**Date:** Monday, June 12, 2023 11:53:06 AM

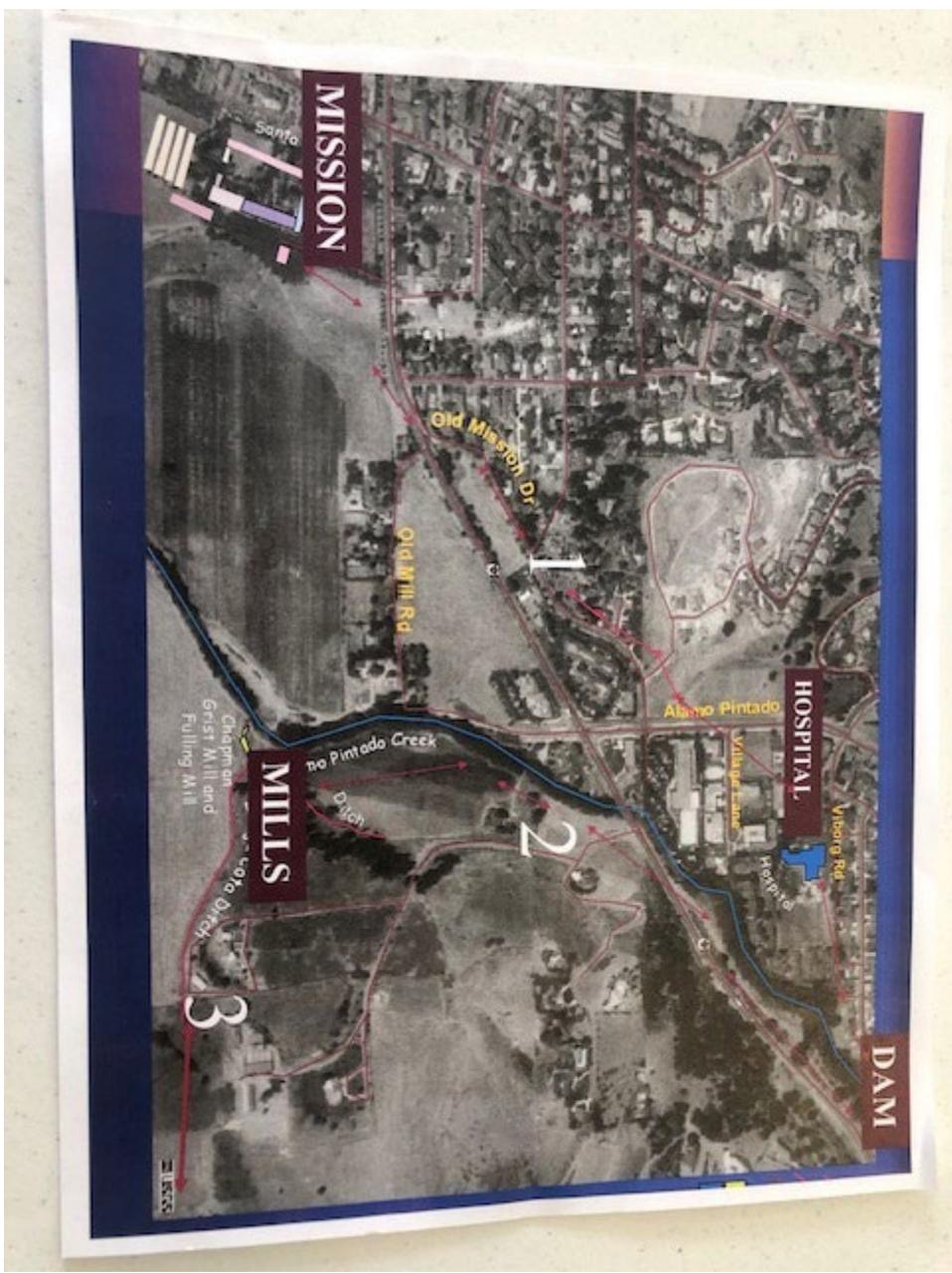
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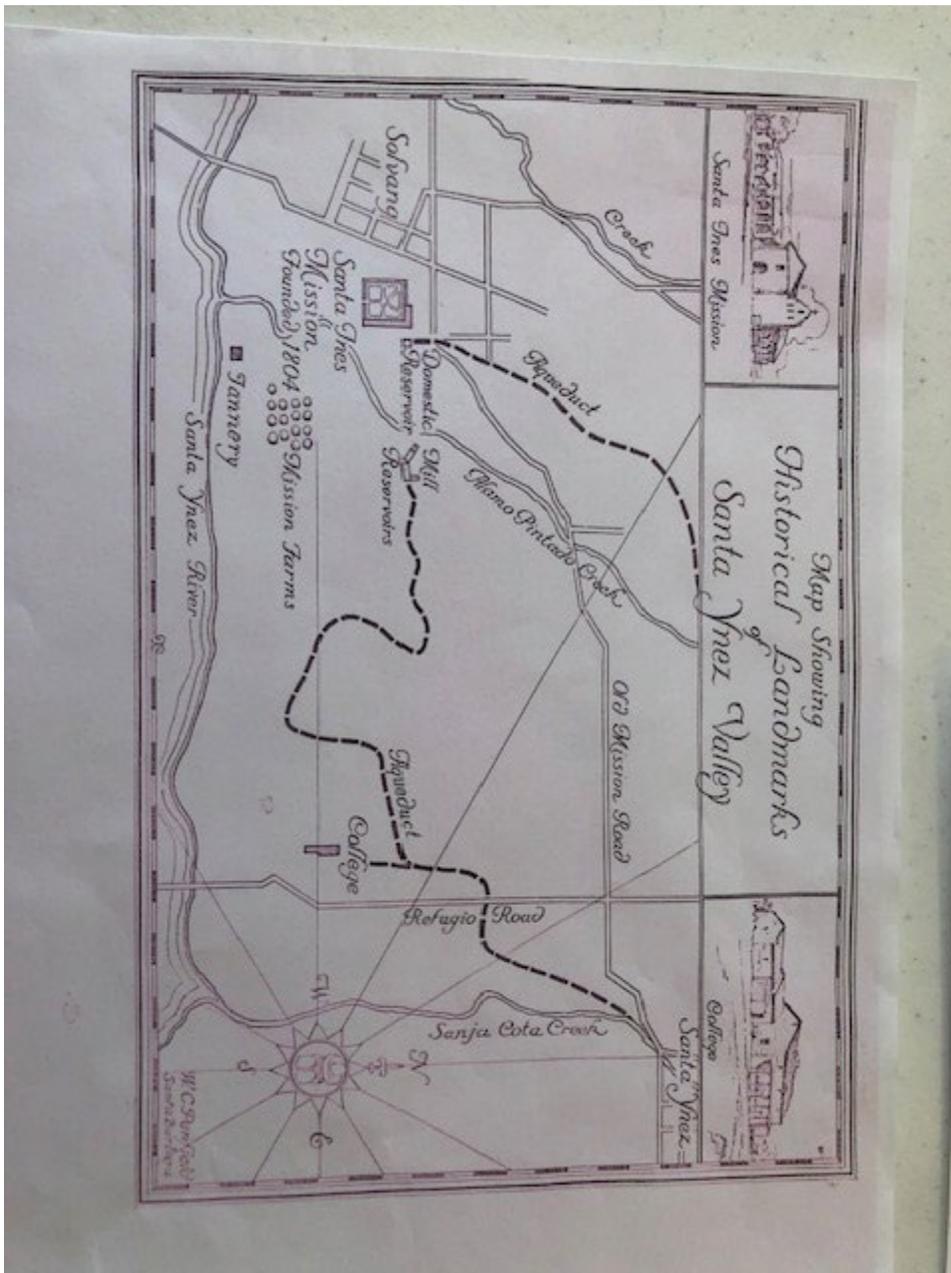
**From:** Karen Waite <karenwaite805@gmail.com>  
**Sent:** Monday, June 12, 2023 11:52 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Mission Santa Ynez Original Aqueduct - Historic and Significant

For your records as it pertains to the Solvang Housing Element and the development of that area that had already been submitted.

Again I urge the City to stay the course on the original Housing Development Plan.

Karen Waite  
Former City Council Member  
Solvang MOA Resident





Karen M. Waite

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Solvang Housing Element  
**Date:** Monday, June 12, 2023 12:46:50 PM

---

**From:** Jack Clymer <[solvang604@gmail.com](mailto:solvang604@gmail.com)>  
**Sent:** Monday, June 12, 2023 12:45 PM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Subject:** Fwd: Solvang Housing Element

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Limiting.

----- Forwarded message -----

From: **Jack Clymer** <[solvang604@gmail.com](mailto:solvang604@gmail.com)>  
Date: Mon, Jun 12, 2023 at 12:33 PM  
Subject: Solvang Housing Element  
To: <[Council@cityofsolvang.com](mailto:Council@cityofsolvang.com)>

Dear City Council,

I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting and rezoning of Site C to the 2.5 acres of flatter land. Thank you for your work and your time. Sincerely, Jack & Elizabeth Clymer

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Proposed Zoning Change for Intersection of Alamo Pintado and Old Mission Drive  
**Date:** Monday, June 12, 2023 9:54:42 AM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

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**From:** susan@arakawa.ws susan@arakawa.ws <susan@arakawa.ws>  
**Sent:** Monday, June 12, 2023 9:51 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Proposed Zoning Change for Intersection of Alamo Pintado and Old Mission Drive

Caution! This message was sent from outside your organization.

Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density. Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

Susan Arakawa,  
Solvang resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Zoning change  
**Date:** Monday, June 12, 2023 12:47:23 PM

---

-----Original Message-----

From: Kiwi Lee <[fitkiwi@aol.com](mailto:fitkiwi@aol.com)>  
Sent: Monday, June 12, 2023 12:24 PM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Zoning change

Dear Council:

Please stand by your previous direction to staff to limit the density zoning change on the corner of Alamo Pintado and Old Mission Drive.

It appears the developer is trying to circumvent the decisions made previously that involved public input by contacting the state directly and applying pressure to push for 109 units to be built instead of only what is necessary to meet the mandate.

We are a small community with tourism and charm as one of our highest priorities. It's always a challenge to balance growth with our existing roadways and infrastructure.

Please stand your ground and don't be intimidated or swayed by over zealous developers that look only to short term profits.

Thank you for your support!

Solvang resident Karry Rossetti

**From:** [Debra Lynn Henno](#)  
**To:** [General Plan](#)  
**Subject:** Information  
**Date:** Friday, January 12, 2024 8:08:16 AM

---

Caution! This message was sent from outside your organization.

Dear City of Solvang,

We've lived here for over 30 years and have enjoyed every minute of it. I am of Danish descent, Swedish as well, and have a great appreciation for the Scandinavian flavor of our beautiful city!

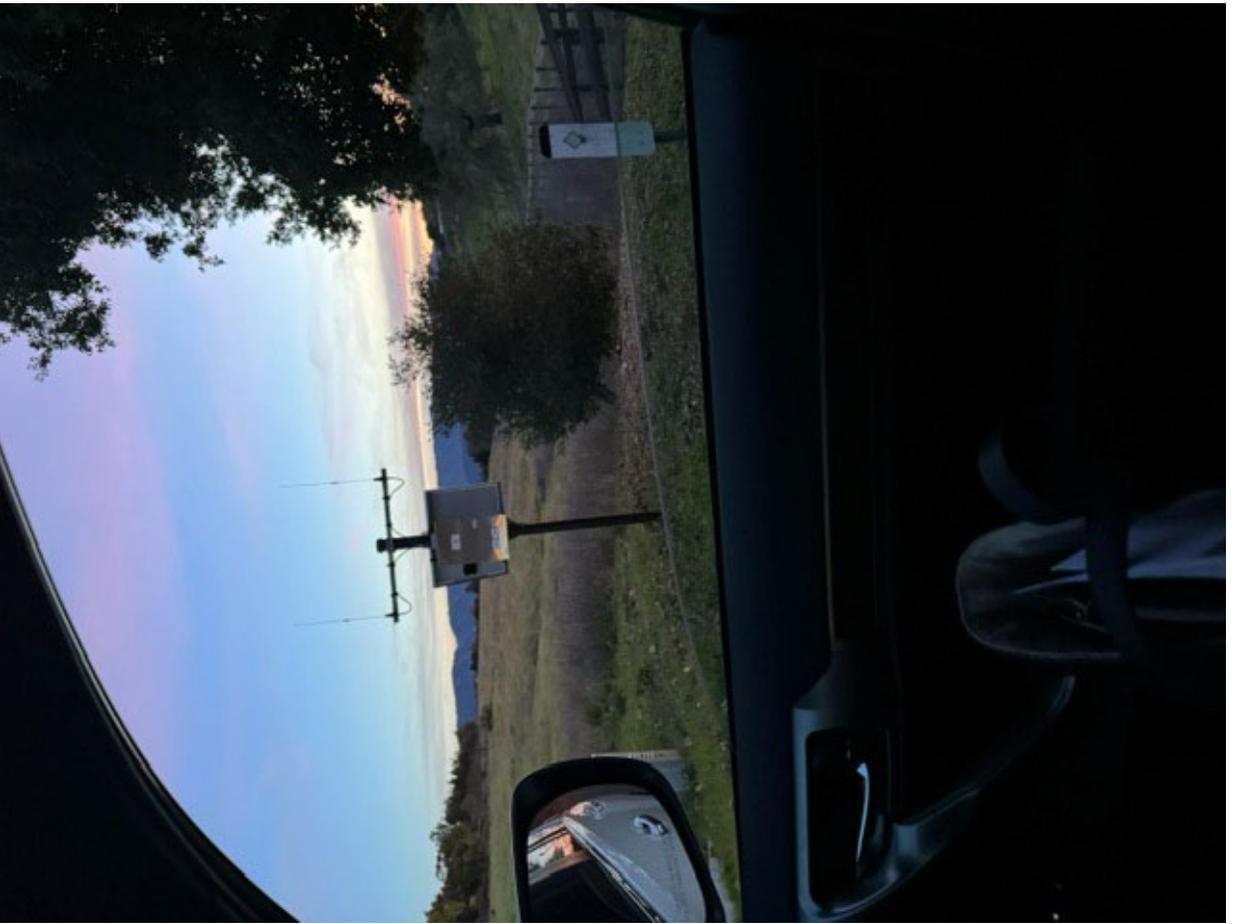
We recently have learned of the 5G towers and additional equipment were added in different locations to the city of Solvang and Santa Ynez, Los Olivos, etc.

Can you please let us know who to talk to in regards to locating a map for the cell towers and other equipment which will be emitting radiation. We spoke with Roger in the planning department, and he did not have any information to provide us other than contacting a state entity-CPUC-California public utilities commission.

We are concerned to have found these devices recently near our home. The green box is on our property, and the tower is near our property. Please provide a contact who can help us determine what these devices are, who to contact in regards to the devices and provide a map of cell towers and other devices /equipment of the same nature as the cell towers.

We look forward to hearing from you. Thank you very much and have a beautiful day.!

Debra Lynn Henno





Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Proposed development  
**Date:** Monday, June 12, 2023 9:33:44 AM

---

A forward for your records

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

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**From:** Trent Casberg <trentcasberg@hotmail.com>  
**Sent:** Monday, June 12, 2023 9:28 AM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Proposed development

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Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The Housing element proposes to develop a roughly 5-acre site below Mission Oaks on Alamo Pintado between Old Mission and Village. It also includes a 60 foot easement across the length of the Mission Oaks Property. All of this is ~~to~~ provide extremely high density dwelling units in an area not intended or structured to be used as such. There are flat areas throughout Solvang and this development will require significant grading and elimination of hills. This will provide significant impacts to the flora and fauna in the community. Mission Oaks has 84 units over 50 acres. Placing a 3-story building complex with 180 units and 143 parking spaces in 5 acres at an ~~important~~ important intersection will disrupt the delicate ecosystem, impact erosion, challenge water service, quality, and cost, change the aesthetics of the surrounding community, present safety issues due to substantial increases in traffic flow, and cause increases in noise. Views into the valley will be irrevocably harmed. Please don't destroy the beautiful and sacred lands.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact Information: (Optional, please print clearly)

Name: Jay Orlandi  
 Representing Agency or Organization: Mission Oaks Owners' Association  
 Email: [JayOrlandi@gmail.com](mailto:JayOrlandi@gmail.com)

**From:** [Jay Orlandi](#)  
**To:** [General Plan](#)  
**Subject:** Draft EIR Comments in response to Solvang Comprehensive General Plan Update and Rezoning Project  
**Date:** Monday, July 10, 2023 12:26:12 PM  
**Attachments:** [Doc Jul 10, 2023, 12.21.pdf](#)

---

To: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner

From: Jay Orlandi, 736 Hillside Dr.

Sent from my iPhone

**From:** [Lisa Orlandi](#)  
**To:** [General Plan](#)  
**Subject:** Draft EIR Comments in response to Solvang Comprehensive General Plan Update and Rezoning Project  
(Resending with Attachment)  
**Date:** Monday, July 10, 2023 12:38:30 PM  
**Attachments:** [Doc Jul 10, 2023, 12.25.pdf](#)

---

To: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner

From: Lisa Orlandi, 736 Hillside Dr.

Attached, please find my concerns and potential alternatives for the development of this property. Many thanks for your time and efforts to balance the competing interests of different landowners, and to maintain the beauty and tranquility of our beautiful town.

Respectfully,  
Lisa Orlandi

>  
>  
>  
>  
>

### ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

### Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

To whom it may concern, please be advised of my great concern regarding the proposed development of the hillside on Alamo Pintado below Mission Oaks. First, it will greatly impact the natural habitats of the local wildlife by over-developing that land. Second, it will put excessive pressure on the water availability in the coming years. And third, the overdevelopment of this small lot will cause noise and light pollution, traffic and pedestrian issues in an already busy intersection at Alamo Pintado and Old Mission. Without eliminating or relocating the project, one viable option to reduce the above concerns is to limit the development by only allowing 1 or 2 story buildings and to build an entrance/driveway on the specified property and not using the proposed easement on Mission Oaks property.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact Information: (Optional, please print clearly)

Name: Lisa Orlando  
 Representing Agency or Organization: Mission Oaks Owners Association  
 Email: LisaAnnOrlandi@gmail.com

Thank you for considering my concerns.

**From:** [Planning Consultant](#)  
**To:** [Crystal Mendoza](#); [General Plan](#)  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); [Rodger Olds](#); [Lisa Scherman](#); [Randy Murphy](#); [Wendy Teeter](#); [Sam Cohen](#); [Allison McAdams](#); [Nakia Zavalla](#) -  
**Subject:** Solvang GPU and Rezoning August 21, 2023 2:00  
**Date:** Monday, August 7, 2023 1:37:14 PM

---

To all

On July 21, 2023, we had the first tribal consultant meeting to discuss the City of Solvang General Plan Update and Rezoning effort.

In attendance at that meeting was

Wendy Teeter, Tribal Representative

Laurie Tamura , Planning Consultant for City of Solvang

Shelby Cramton, Rincon Consultants  
Courtney Montgomery, Rincon Consultants  
Matt Maddox, Rincon Consultants

The first part of the meeting we reviewed the schedule and projected timeline:

Public Draft EIR is scheduled to be releases on December 15, 2023  
45-day public review period is estimated to end on January 30, 2024  
Planning Commission meetings are estimated to be held in April 2024  
City Council meetings are estimated to be help in June 2024.

The rest of the meeting involved reviewing the Draft General Plan elements along with the Housing Element. These documents are available on the Plan Solvang website.

<https://plansolvang.com/documents.html>

We would like to set up the second consultation meeting on **Monday August 21, 2023, at 2:00** . At that meeting we will review the General Plan and discuss related policies in the various elements with a focus on 3. Community Design and 7. Environment and Sustainability.

Please confirm that this meeting will work for the representatives of the Chumash.

Thank you.

Laurie Tamura, AICP  
Planning Consultant



411 Second Street  
Solvang, CA 93463

---

**From:** Crystal Mendoza <cmendoza@chumash.gov>

**Sent:** Thursday, July 6, 2023 1:07 PM

**To:** Planning Consultant <planningconsultant@cityofsolvang.com>; General Plan <plansolvang@cityofsolvang.com>

**Cc:** scamton@rinconconsultants.com; cmontgomery@rinconconsultants.com; mmaddox@rinconconsultants.com; Rodger Olds <rols@cityofsolvang.com>; Lisa Scherman <lscherman@cityofsolvang.com>; Randy Murphy <randym@cityofsolvang.com>; Wendy Teeter <wteeter@chumash.gov>; Sam Cohen <scohen@chumash.gov>; Allison McAdams <amcadams@chumash.gov>

**Subject:** RE: {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

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Hi Laurie,

Thank you, please see the list below for the contacts email address to add to the invite. Let me know if anything else is needed.

Wendy Teeter - [wteeter@chumash.gov](mailto:wteeter@chumash.gov)

Sam Cohen - [scohen@chumash.gov](mailto:scohen@chumash.gov)

Allison McAdams - [Amcadams@chumash.gov](mailto:Amcadams@chumash.gov)

Nakia Zavalla - [nzavalla@chumash.gov](mailto:nzavalla@chumash.gov)

Thank you,

Crystal Mendoza

**Administrative Assistant | Cultural Resources**

Santa Ynez Band of Chumash Indians | Tribal Hall

Phone: 805-325-5537

[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)

[www.sycculture.com](http://www.sycculture.com)

---

**From:** Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>  
**Sent:** Thursday, July 6, 2023 12:16 PM  
**To:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>; General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>; Randy Murphy <[randym@cityofsolvang.com](mailto:randym@cityofsolvang.com)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>; Sam Cohen <[scohen@chumash.gov](mailto:scohen@chumash.gov)>; Allison McAdams <[amcadams@chumash.gov](mailto:amcadams@chumash.gov)>  
**Subject:** RE: {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

Crystal

Monday July 21<sup>st</sup> at 2:00 looks like the best time for the city to meet with Sam and Wendy.

Can you forward the link to the contacts above for this first meeting.

Thank you for setting this up.

All the best.

Laurie Tamura, AICP  
Planning Consultant



411 Second Street  
Solvang, CA 93

---

**From:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>  
**Sent:** Wednesday, July 5, 2023 3:01 PM  
**To:** Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>; General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>; Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>; Sam Cohen <[scohen@chumash.gov](mailto:scohen@chumash.gov)>; Allison McAdams <[amcadams@chumash.gov](mailto:amcadams@chumash.gov)>  
**Subject:** RE: {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

Good afternoon Laurie,

Sam and Wendy are available for a virtual meeting for the below days and times.

Monday, July 24th: 9:00am, 10:00am, 2:00pm

Friday, July 28th: 10:00am, 1:00pm, 2:00pm

Thank you,

Crystal Mendoza

**Administrative Assistant | Cultural Resources**

Santa Ynez Band of Chumash Indians | Tribal Hall

Phone: 805-325-5537

[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)

[www.sycculture.com](http://www.sycculture.com)

---

**From:** Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>

**Sent:** Monday, July 3, 2023 2:32 PM

**To:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>; Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>;  
Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>; Sam Cohen <[scohen@chumash.gov](mailto:scohen@chumash.gov)>

**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com);  
[mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Lisa Scherman  
<[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>; Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>

**Subject:** {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

Crystal

Thank you for your letter requesting tribal consultation for the City of Solvang General Plan Update.

We have sent out the Notice of Preparation for the EIR and the comment period ends on July 14, 2023.

Based on that timing we would like to set up a meeting with Tribal Representatives the week of July 24<sup>th</sup>.

Could you please offer several days and times that work for them? We can arrange to come to the Tribal Hall, or we can have the meeting here in Solvang.

Thank you for assisting us on this matter.

Laurie Tamura, AICP

Planning Consultant



411 First Street  
Solvang, CA 93

---

**From:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Sent:** Wednesday, June 21, 2023 3:55 PM  
**To:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com);  
[mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>;  
Rodger Olds <[rols@cityofsolvang.com](mailto:rols@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>  
**Subject:** Re: Solvang Comprehensive General Plan Update and Rezoning

Hi Crystal,

Thank you for sending the formal letter of consultation.

Thank you,

Sophia

---

**From:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>  
**Sent:** Wednesday, June 21, 2023 7:00 PM  
**To:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Subject:** Solvang Comprehensive General Plan Update and Rezoning

Good afternoon,

Please find attached a formal letter of consultation regarding the above-mentioned project. We apologize for the delay in our response.

Thank you,

Crystal Mendoza  
**Administrative Assistant | Cultural Resource Management**  
Santa Ynez Band of Chumash Indians | Tribal Hall  
Phone: 805-325-5537  
[cmendoza@santaynezchumash.org](mailto:cmendoza@santaynezchumash.org)  
[www.sycculture.com](http://www.sycculture.com)

**Caution:** This message is from an EXTERNAL source. Please report suspicious messages by clicking the "Report Phish" button.

**From:** [Planning Consultant](#)  
**To:** [General Plan](#); [Crystal Mendoza](#); [Wendy Teeter](#); [Sam Cohen](#)  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); [Rodger Olds](#); [Lisa Scherman](#); [Rodger Olds](#)  
**Subject:** RE: Solvang Comprehensive General Plan Update and Rezoning  
**Date:** Monday, July 3, 2023 2:31:37 PM

---

Crystal

Thank you for your letter requesting tribal consultation for the City of Solvang General Plan Update.

We have sent out the Notice of Preparation for the EIR and the comment period ends on July 14, 2023.

Based on that timing we would like to set up a meeting with Tribal Representatives the week of July 24<sup>th</sup>.

Could you please offer several days and times that work for them? We can arrange to come to the Tribal Hall, or we can have the meeting here in Solvang.

Thank you for assisting us on this matter.

Laurie Tamura, AICP  
Planning Consultant



411 First Street  
Solvang, CA 93

---

**From:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Sent:** Wednesday, June 21, 2023 3:55 PM  
**To:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>; Rodger Olds <[rols@cityofsolvang.com](mailto:rols@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>  
**Subject:** Re: Solvang Comprehensive General Plan Update and Rezoning

Hi Crystal,

Thank you for sending the formal letter of consultation.

Thank you,

Sophia

---

**From:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>  
**Sent:** Wednesday, June 21, 2023 7:00 PM  
**To:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Subject:** Solvang Comprehensive General Plan Update and Rezoning

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Good afternoon,

Please find attached a formal letter of consultation regarding the above-mentioned project. We apologize for the delay in our response.

Thank you,

Crystal Mendoza  
**Administrative Assistant | Cultural Resource Management**  
Santa Ynez Band of Chumash Indians | Tribal Hall  
Phone: 805-325-5537  
[cmendoza@santaynezchumash.org](mailto:cmendoza@santaynezchumash.org)  
[www.sycculture.com](http://www.sycculture.com)

**From:** [Sophia Checa](#)  
**To:** [Hind Baki](#); [Planning Consultant](#); [Planning Dept Public List](#); [Armita Ariano](#); [Mitchell Tsai](#); [Mitchell M. Tsai Attorney at Law, P.C.](#)  
**Subject:** Re: SWMSRCC - City of Solvang - 1783 & 1793 Mission Drive hotel project - project status inquiry  
**Date:** Thursday, April 6, 2023 6:03:49 AM

---

Good morning,

We have to received anything. We will add you to the notification list for this project.

Thank you,

Sophia

---

**From:** Hind Baki <hind@mitchtsailaw.com>  
**Sent:** Wednesday, April 5, 2023 4:54:37 PM  
**To:** Planning Consultant <planningconsultant@cityofsolvang.com>; Planning Dept Public List <planningdept@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>; Armita Ariano <armita@mitchtsailaw.com>; Mitchell Tsai <mitch@mitchtsailaw.com>; Mitchell M. Tsai Attorney at Law, P.C. <info@mitchtsailaw.com>  
**Subject:** SWMSRCC - City of Solvang - 1783 & 1793 Mission Drive hotel project - project status inquiry

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Good afternoon,

Our Firm is interested in the above-mentioned project at the Old Lumberyard Site (APN 139-150-017, 027, 012) and wanted to check with you all on any updates or changes. We would appreciate any information regarding upcoming city public meetings where this project may be discussed. Our understanding is that there is no application yet for this project, but a preconceptual design review came before the Planning Commission on 9/6/2022.

Thank you, in advance, for your help.

Best wishes,  
--Hind

**Hind Baki**

Paralegal  
Mitchell M. Tsai, Attorney At Law  
139 South Hudson Avenue, Suite 200  
Pasadena, CA 91101  
Office: (626) 314-3821  
Fax: (626) 389-5414  
Email: [hind@mitchtsailaw.com](mailto:hind@mitchtsailaw.com)

Website: <http://www.mitchtsailaw.com>

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**From:** [Mark Frank](#)  
**To:** [Sophia Checa](#)  
**Subject:** Richman Project - Alamo Pintado & Old Mission Road  
**Date:** Wednesday, June 7, 2023 8:53:18 AM  
**Attachments:** [Site Plan.cdr](#)  
[SteepSlopes.pdf](#)

---

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Hi Sophia,

Please see attached (3 documents)....Do you know what the overall height from the street level to the top of the proposed 3 story building is?

I see numbers listed on the slopes of the proposed site plan ranging from 400 to 525 listed on the middle to upper highest point of the slopes.

My guest is that the current highest point of the hilltop is approximately 20 to 24 feet from the street level.

If they build this 3 story building as proposed, it will appear like a 5 story structure from the street level.

I hope Solvang has some guidelines similar to the Steep Slope Guide developed by the Lehigh Valley Planning Commission in Pennsylvania.

My main concern is this could make our Mission Oaks property unstable if they cut into the hill to cut and fill the slopes.

--

**Mark Frank**  
**653 Hillside Drive**  
**(714) 724-8764**

**From:** [Emily Waddington](#)  
**To:** [General Plan](#)  
**Subject:** APCD Response to NOP of an EIR for the Solvang Comprehensive General Plan Update and Rezoning  
**Date:** Monday, July 3, 2023 2:36:15 PM  
**Attachments:** [07-03-23 Solvang General Plan Update NOP Letter.pdf](#)

---

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Dear Lisa Scherman,

Please find attached APCD's response to the NOP of an EIR for the above-referenced project. Please don't hesitate to reach out if you have any questions.

Best,



**Emily Waddington**

Air Quality Specialist  
Air Pollution Control District  
Santa Barbara County

[WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org)

Please note new phone number: (805) 979-8334

[ourair.org](http://ourair.org) [@OurAirSBC](#)

[Sign Up for Air Alerts](#)



3 January 2024

City of Solvang  
Planning Division  
Attn: Rafael Castillo, Planning Manager  
411 Second Street  
Solvang, CA 93463

Via email to:  
[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)  
[rcastillo@cityofsolvang.com](mailto:rcastillo@cityofsolvang.com)

Subject: **Public Comment – Alisal Ranch  
PlanSolvang  
Public Review Draft 2045 General Plan**

Dear Rafael:

On behalf of the owners of Alisal Ranch, SEPPS respectfully submits the following public comment on Solvang's Public Review Draft 2045 General Plan dated April 2023. The area of the Alisal Ranch that lies within the City of Solvang is located at 1054 Alisal Road/APN 137-310-010.

## **Section 2. Land Use – Table 2.1 Land Use Designations**

Alisal Ranch currently has an "Agriculture/Guest Ranch" land use designation in the current General Plan adopted by the City in 2008. This designation is described in the 2008 General Plan as follows:

*"This General Plan designation is intended to recognize the Alisal Ranch as a unique use in the community. The Alisal Ranch is a working ranch that encompasses over 10,000 acres of which only approximately 29.8 acres are within the City of Solvang. The area within the City includes lodging with 66 units, employee housing, equestrian facilities, two dining rooms, a lounge / cocktail lounge, tennis club, golf course, and golf club. The current Conditional Use Permit for the facility allows a total of 75 guest units. This land use designation does not infer expansion of the facility for any kind of commercial or retail use, and limits the number of guest units allowed to 100."*

Upon review of the Public Review Draft 2045 General Plan, we understand the Alisal Ranch property is currently proposed to be designated "Guest Ranch". Table 2-1: Land Use Designations defines Guest Ranch as:

*“**Guest Ranch (GR):** This designation is established to recognize the approximately 30 acres of the Alisal Ranch located within the city. Allowed uses include guest lodging, employee housing, restaurants, and recreation and entertainment.”*

We note this proposed land use definition of “Guest Ranch” excludes a large component of Alisal Ranch’s existing uses and operations on APN 137-310-010; agriculture, including equestrian and cattle uses and ag and equestrian/cattle support facilities and structures. Alisal Ranch has been operating as a working ranch on the subject parcel and adjacent parcels since 1946. Agriculture is a defining component of the Ranch’s operation and long-standing history in the community, and is important to the guest ranch experience which is a cornerstone of the City’s tourism sector. The guest ranch experience also promotes agritourism through equestrian activities on APN 137-310-010 and equestrian activities, hiking, mountain biking, and fishing on adjacent parcels that are not currently within the City’s boundary.

As Alisal Ranch continues to function as a guest ranch and a working agricultural operation, it is critical the 2045 General Plan identify agricultural uses as a key component of their existing and future land use designation. Therefore, we request the 2045 General Plan proposed land use definition of “Guest Ranch” be revised as follows:

*“**Guest Ranch (GR):** This designation is established to recognize the approximately 30 acres of the Alisal Ranch located within the city. Allowed uses include guest lodging, employee housing, restaurants, ~~and~~ recreation and entertainment, and agriculture.”*

This proposed revision is necessary to accurately reflect existing and future land uses at the subject property, but also ensures adoption of the 2045 General Plan does result in the creation of nonconforming uses at Alisal Ranch, which could result in limitations on expanding agricultural uses in the future.

## **Section 2. Land Use – Goals and Policies – Urban Growth Boundary**

The description of the Urban Growth Boundary (UGB) on page LU-20 should be updated to reflect that the UGB does indeed allow for agricultural related development and open space preservation beyond the UGB without a vote of the citizens (in addition to public schools, facilities, and services as currently listed in this Section of the Draft General Plan). For reference, the UGB states the following:

*“Only uses consistent with agriculture and the preservation of open space lands as set forth in Government Code section 65560(h) attached hereto as Exhibit C shall be allowed beyond the UGB, except as provided herein.”*

Therefore, we request the 2045 General Plan description of the UGB be revised as follows:

*"The City will not approve any development beyond the UGB, without a vote of the citizens, apart from certain exceptions described in the UGB (agriculture, public schools, facilities, and services)."*



We appreciate the City's consideration of these comments. We believe the revisions requested in the comments above are appropriate and necessary to accurately characterize existing land uses and operations at Alisal Ranch and the parameters of the UGB. Should you have any questions or require additional information regarding these requested updates, please contact me at (805) 966-2758 x101 or [stevef@sepps.com](mailto:stevef@sepps.com). Please add me to the City's General Plan interested party contact list and we will monitor progress of the General Plan in anticipation of the comments above being reflected in future drafts of the General Plan.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

Handwritten signature of Steven M. Fort in black ink.

Steven M. Fort  
Senior Planner

Cc: Kathleen Cochran, James Jackson, Charles Jackson - Alisal Ranch

**From:** [Steve Fort](#)  
**To:** [General Plan](#)  
**Cc:** [Kaitlyn Earnest](#); [Kathleen Cochran](#); [Jim Jackson](#); [Charles Jackson](#)  
**Subject:** Solvang Public Review Draft 2045 General Plan - Public Comment  
**Date:** Wednesday, January 3, 2024 10:51:42 AM  
**Attachments:** [image001.png](#)  
[Solvang Draft 2045 General Plan - Public Comment .pdf](#)

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Please accept the attached public comment on the Public Review Draft 2045 General Plan. We appreciate your consideration of the comments, and please let me know if you have any questions or would like to discuss.

We would also appreciate it if you would confirm receipt of the attached comments.

Sincerely,

**Steve Fort**

*Senior Planner*



**1625 STATE STREET, SUITE 1**  
**SANTA BARBARA, CA 93101**  
PH: 805-966-2758 x 101  
[www.sepps.com](http://www.sepps.com)

**From:** [Robert Snyder](#)  
**To:** [General Plan](#)  
**Subject:** Written Comments Concerning Environmental StudyFor Site C  
**Date:** Monday, July 10, 2023 9:50:28 AM

---

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Lisa attached you will find my comments.  
Thank you,  
Robert Snyder  
728 Hillside Drive

**From:** [Mark Frank](#)  
**To:** [Planning Consultant](#)  
**Subject:** Traffic issue at Old Mission Road and Hillside Drive  
**Date:** Monday, June 12, 2023 12:32:11 PM

---

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Another big issue will be these large grocery delivery trucks will block our entrance at Old Mission Road.

I had to wait 5 minutes before he could back in and I had access to MO entrance.

The truck driver was waiting for another truck to move.

See attached photo.

With another (access) road added for 109 units to our entrance and exit point, we are going to have major backups waiting to enter & exit in the morning hours.

We need to fight them to create their own entrance as not to inconvenience our traffic flow.

Mark A. Frank  
(714) 724-8764

----- Forwarded message -----

**From:** **Mark Frank** <[markafrank61@gmail.com](mailto:markafrank61@gmail.com)>  
**Date:** Fri, Jun 9, 2023, 4:25 PM  
**Subject:** Fwd: Alamo Pintado & Old Mission Rd Aqueduct  
**To:** Laurie Tamura <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>

Please give this to Laurie Tamura.

Mark A. Frank  
(714) 724-8764

----- Forwarded message -----

**From:** **Mark Frank** <[markafrank61@gmail.com](mailto:markafrank61@gmail.com)>  
**Date:** Fri, Jun 9, 2023, 1:16 PM  
**Subject:** Alamo Pintado & Old Mission Rd Aqueduct  
**To:** Laurie Tamura <[Laurie@cityofsolvang.com](mailto:Laurie@cityofsolvang.com)>

Hi Laurie,

I just went and did ground survey of the natural Aqueduct on the 5 acre parcel.

The depth ranges from 3 feet to 8 feet deep.

Please let me know if you receive this email.

Thank you,  
Mark A. Frank  
653 Hillside Drive  
Solvang, CA

(714) 724-8764

# WE Watch

PO Box 830  
Solvang, CA 93464  
we-watch.org



July 14, 2023

Planning Division, City of Solvang  
Attn: Ms. Lisa Scherman  
411 Second Street  
Solvang, CA 93463

RE: Draft Solvang General Plan (VIA E-Mail)

Dear Ms. Scherman:

WE Watch, a Santa Ynez Valley land use and environmental organization, thanks the City of Solvang for the opportunity to comment on the Draft 2045 General Plan Update and Rezoning. We have the following comments on the document:

## **Solvang's Place in The Regional Economy:**

Please add "At the same time, Solvang benefits from other attractions in the area such as wine and equestrian country, the Chumash Casino, and beach communities along the coast."

## **Land Use:**

Figure LU-1 Land Use Diagram is not consistent with the Council's direction in the Housing Element. The City Council's direction had been to rezone only the smaller flatter parcel and the flattest 1.5 acres of the steep hilly parcel.

The diagram appears to presume that all of Site C at the northwest corner of Alamo Pintado and Old Mission Drive will be rezoned and designated for High Density Residential use. Please revise the drawing and make it consistent with the City Council's direction.

Also note that this property involves two parcels, both with distinctive characteristics. We suggest distinguishing the characteristics between the two parcels involved. For example, explain that one parcel has very steep topography, problem soils (i.e.: expansive Diablo clay and highly erodible soil requiring over excavation and replacement with non-expansive material), an existing drainage,

presence of the historic Mission Aqueduct, poor access, adds to existing traffic problems, and has a designated Scenic Vista over the property.

The second parcel is a smaller, flatter parcel (1 acre) lends itself to the high-density development proposed, although it too would add to existing traffic. It would likely be much easier and cheaper to develop and therefore lend itself to affordable development.

### **Community Design:**

LU-7.2 would maintain the Veteran's Memorial Building and its Spanish architecture, but it appears on Figure CD-1 and CD-2 the Veteran's Memorial Building would come under the Village Design overlay. It would make more sense to maintain the Spanish architecture as the parcel is directly across Mission Drive from Mission Santa Inez. Please correct the figure.

The Design District Overlay Figure CD-1 and CD-3 does not include the multi-use development near the intersection of Alamo Pintado, and 246, at the northwest corner of Old Mission Drive and Alamo Pintado for Mission overlay design. As this area is defined as one of the four Gateways to Solvang, it makes sense to extend the Mission overlay and design to these parcels in keeping with the Spanish type of architecture envisioned for this area. Please correct the figure.

CD-2.6-2.8. The Dark Sky Design Standards are included as a new policy; however, these standards should also be required in design standards for parking lots and parking structures.

### **Economic Development:**

Please include waste reduction measures for all visitor-serving amenities, including requiring "Zero Waste" at all events.

### **Mobility:**

EO-3.3 and MOB-6.3. Public transportation – currently the General Plan does not require the city to develop a local transportation network for everyday needs shopping, medical appointments, etc. only to support regional transportation under climate change. We would suggest adding "partnering" with regional transportation providers to expand local, reliable public transportation service and to advertise and promote the service to residents and visitors.

MOB-4.5. Looking at the present and future transportation modes for residents and visitors, the plan addresses E-scooters but not E-bikes. Perhaps the wording could be changed to include motorized bikes, scooters, or other individual modes of transportation (IMTs), limit them to roadways and prohibit them from sidewalks and trails in open space areas. This is an important safety issue as government regulations to protect the pedestrian public from fast moving electric scooters and bikes are currently being relaxed at the State level. Expanding where E-Bikes are permitted, including on pedestrian paths and trails, sets a dangerous precedent. E-Bikes as a mode of transportation will continue to grow and will pose pedestrian safety issues into the future. Never have pedestrians been required to walk in the same space as a motorized vehicle or bike.

Another reason to keep individual motorized E-Bikes on streets and not on sidewalks, paths, or trails is that pedestrians are limited to narrow sidewalks and trails, but motorized bikes are allowed everywhere on innumerable streets. ALL vehicles (and bicycles) come under the State vehicle code and are usually prohibited by law on sidewalks for the safety of the pedestrian. Motorized vehicles and bikes should not be allowed in the only safe space designed to protect pedestrians. It is even more dangerous to allow IMVs on trails because trails are not designed to protect walkers from any kind of vehicle.

If pedestrians were allowed to move freely on streets and mingle with motorized vehicles, the situation wouldn't be safe for anyone. Allowing motorized E-Bikes in places meant to keep pedestrians safe makes no sense. The General Plan should include policies to regulate future IMTs and to keep pedestrians safe.

MOB-1.3 cites traffic at LOS D during normal traffic hours and LOS E at peak traffic hours as the City's standard. Currently gridlock is happening daily. The city should strive to meet a higher LOS comparable to other jurisdiction's standard (LOS C during normal traffic hours) in the future.

## **Hazards**

In the Solvang area, there are problematic, expansive Diablo type soils and other erosion prone soils with steep slopes, requiring extensive grading and importation of non-expansive soil necessary for the pads, not to mention the truck trips adding to traffic and circulation concerns. Impermeable surfaces have the potential to increase runoff and impact downstream values. Please ensure policies reflect requirements to evaluate and mitigate these hazards.

## **Public Facilities, Services, and Infrastructure:**

### *Water Supply:*

Water Supply is a significant issue that will only become more critical as time goes on and the City and the surrounding area grows and expands.

We note that there are several requirements in the document that require drought resistant landscaping, however, there is good evidence that an expansion of recycled water use at parks, greenbelts, and street landscaping is feasible. Recycled water is a typical water conservation measure in many California cities. Solvang with its limited options for potable water sources, must add recycled water as a water conservation option to the document to maximize flexibility for future water supply management.

For example, In July 2021, the City Council directed staff to proceed with final design and engineering on an alternative that would allow the sewer treatment facility to produce recycled water for irrigation or percolation pond discharge. It seems that there should be the requirement to explore new uses for recycled water such as parks and street landscaping. Please add this to the requirements of the Water System Master Plan.

Also, in addition to water fountains, please include provisions for water bottle filling stations.

### *Traffic and Circulation:*

Traffic congestion at the Solvang City Gateways at Highway 246 and Alamo Pintado and at Highway 246 and Fifth Street that continues through the Village is a daily occurrence. Traffic becomes worse during any period of increased traffic due to special events or partial or complete closures of either Highway 154 or Highway 101

In addition, proposed development at the intersection of Old Mission Drive and Alamo Pintado Road has the potential to add 1,000 vehicle trips to the intersection per day. Poor access, added to that of Mission Oaks and already constrained Old Mission Drive, will add to the gridlock from 246 and is exacerbated by trucks accessing the shopping center. Emergency access to Santa Ynez Valley Cottage Hospital becomes constrained due to the regular traffic congestion in this area.

Please see comments under Mobility, above for comments and suggestions to reduce traffic trips.

### **Environment and Sustainability**

The General Plan is the blueprint until 2045. In anticipation of continued water shortages, tightening infrastructure and public facility resources (water, roads, landfill space, energy, etc.) there should be an overarching policy to codify the City's commitment to recognize the effects of climate change and pursue conservation of resources and reduce pressure on public infrastructure.

PFS-8 Recreation. Please add that the City shall coordinate with the residents of the surrounding County of Santa Barbara unincorporated areas.

PFS-8.2: Energy Efficient Parks and Facilities. Please delete "to the extent feasible." It's becoming necessary to do everything we can to mitigate the impacts of climate change. Energy reduction and efficiency will only become more critical in the future.

PFS-8.3 Please add a requirement for recycled water use at parks and for street landscaping.

### **Safety**

#### *Wildfire:*

With climate change becoming more apparent with each passing year, wildfires will become an even greater threat as the size and intensity of fires steadily increases. We recommend that the following be included in the General Plan to reduce the threat of wildfire:

- Require building techniques and materials to mitigate fire danger particularly in the urban-wildland interface surrounding the city.
- Landscaping around home in the urban/wildland interface shall be fire resistant, trees and shrubs removed, limbed up or trimmed away from eaves and roofs, and maintenance (weed abatement) required each year.

#### *Flooding:*

In addition, flooding will worsen as storms become more intense and even more impermeable surfaces are created. We recommend policies to evaluate and address soil hazards. Maximum slope grading and overall stability of soils must be considered for development projects to reduce the threat of flooding. Slope failure

could not only impact on-site structures, but close roads and flood other homes and infrastructure.

*Emergency Access:*

Emergency access and egress will become even more important over time as the city grows. Please see our comments under Public Facilities, Services, and Infrastructure, Traffic and Circulation, above.

We also would like to suggest that the city work with the County to clear road rights-of-way (road shoulders) to ensure clear emergency evacuation routes (Figure SAF-1).

For Air Quality, please see comments under Mobility, above, for comments and suggestions to reduce traffic trips and thereby reduce idling cars as a source of air pollution.

*Noise*

SAF-11.3 Noise Sensitive Areas. Please add residential neighborhoods!

**Administration**

Plans that will be required under the Administration Section seem comprehensive. It would be helpful to include a due date (i.e., within a year of adoption of the General Plan) and or update (i.e., every three years) for each plan to ensure each one is completed and is available for use.

Again, WeWatch thanks you for the opportunity to comment and we look forward to collaborating with you on the Final Solving General Plan.

Sincerely,

Susan Bott  
Co-President, WeWatch

Kathy Rosenthal  
Co-President, WeWatch

# Appendix B

---

Development Project Plans

# MISSION DRIVE MIXED-USE

## 1783 & 1793 MISSION DRIVE, 533 PINE STREET

### DEVELOPMENT PLAN



ON DESIGN, LLC  
Architecture  
Planning  
Interior Design

Keith Nolan  
C-22451

#### CONTACT INFORMATION

OWNER:	SBID, LLC 831 CLIFF DRIVE STE 100 SANTA BARBARA, CA 93105 ATT: COLE CERVANTES EMAIL: cole@stgeorgeab.com
ARCHITECT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: KEITH NOLAN, AIA #C-22451 PHONE: (805) 896-8374 EMAIL: knolan@architects-ca.com
AGENT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: LONNIE ROY PHONE: (805) 896-7896 EMAIL: lroy@architects-ca.com ATT: JULIE MCGEEVER PHONE: (805) 452-1951 EMAIL: julie@hbarchitects.com
CIVIL ENGINEER:	RRM DESIGN GROUP 10 EAST FIGUEROA ST, SUITE 200 SANTA BARBARA, CA 93101 ATT: MIKE HAMILTON PHONE: (805) 963-8283 EMAIL: MCHAMILTON@RRMDESIGN.COM
GEOTECHNICAL ENGINEER:	BEACON ENGINEERING 1221 STATE STREET SANTA BARBARA, CA 93101 ATT: GREG MCKAY EMAIL: beaongeotechnical@gmail.com
LANDSCAPE ARCHITECT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: LONNIE ROY PHONE: (805) 896-7896 EMAIL: lroy@architects-ca.com

#### CODE REQUIREMENT:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2019 CALIFORNIA BUILDING CODE (C.B.C.)
- 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- CALIFORNIA ADMINISTRATIVE CODE 2019 (TITLES 24 & 25)
- 2019 CALIFORNIA MECHANICAL CODE (2019 C.M.C.)
- 2019 CALIFORNIA PLUMBING CODE (2019 C.P.C.)
- 2019 CALIFORNIA ELECTRICAL CODE (2019 C.E.C.)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY ORDINANCES
- FEDERAL OSHA
- COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

#### PROJECT STATISTICS

EXISTING	NET	GROSS
1793 MISSION DRIVE - SINGLE FAMILY HOME	±1,700 SF	±1,800 SF
1793 MISSION DRIVE - GARAGE	±565 SF	±615 SF
1783 MISSION DRIVE - MISC. BUILDINGS	±10,855 SF	±11,425 SF
533 PINE STREET - SINGLE FAMILY HOME	±915 SF	±980 SF
533 PINE STREET - GARAGE	±325 SF	±370 SF
<b>TOTAL EXISTING</b>	<b>±14,360 SF</b>	<b>±15,190 SF</b>
DEMOLISHED	NET	GROSS
1793 MISSION DRIVE - GARAGE	±565 SF	±615 SF
1783 MISSION DRIVE - MISC. BUILDINGS	±10,855 SF	±11,425 SF
533 PINE STREET - SINGLE FAMILY HOME	±915 SF	±980 SF
533 PINE STREET - GARAGE	±325 SF	±370 SF
<b>TOTAL DEMOLISHED</b>	<b>±12,660 SF</b>	<b>±13,390 SF</b>
RELOCATED	NET	GROSS
1793 MISSION DRIVE - SINGLE FAMILY HOME	±1,700 SF	±1,800 SF
<b>TOTAL RELOCATED</b>	<b>±1,700 SF</b>	<b>±1,800 SF</b>
PROPOSED	NET	GROSS
<b>BUILDING A - 33 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	9,090 SF	11,105 SF
SECOND FLOOR	9,090 SF	11,105 SF
<b>BUILDING A SUBTOTAL</b>	<b>18,180 SF</b>	<b>22,210 SF</b>
<b>BUILDING B - 12 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	3,515 SF	5,215 SF
SECOND FLOOR	3,515 SF	5,215 SF
<b>BUILDING B SUBTOTAL</b>	<b>7,030 SF</b>	<b>10,430 SF</b>
<b>BUILDING C - LOBBY, HOTEL AMENITY, &amp; MECHANICAL CAR PARKER</b>		
FIRST FLOOR	7,930 SF	11,090 SF
SECOND FLOOR	1,080 SF	4,500 SF
<b>BUILDING C SUBTOTAL</b>	<b>9,010 SF</b>	<b>15,590 SF</b>
<b>BUILDING D - 1 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	1,220 SF	1,285 SF
<b>BUILDING D SUBTOTAL</b>	<b>1,220 SF</b>	<b>1,285 SF</b>
<b>BUILDING E - 2 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	1,155 SF	1,580 SF
SECOND FLOOR	1,155 SF	1,580 SF
<b>BUILDING E SUBTOTAL</b>	<b>2,310 SF</b>	<b>3,160 SF</b>
<b>BUILDING F - 2 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	1,155 SF	1,580 SF
SECOND FLOOR	1,155 SF	1,580 SF
<b>BUILDING F SUBTOTAL</b>	<b>2,310 SF</b>	<b>3,160 SF</b>
<b>BUILDING G - 51 STUDIO APARTMENT BUILDING</b>		
FIRST FLOOR	10,350 SF	10,565 SF
SECOND FLOOR	10,350 SF	10,565 SF
SECOND FLOOR	10,350 SF	10,565 SF
<b>BUILDING G SUBTOTAL</b>	<b>31,050 SF</b>	<b>31,695 SF</b>
<b>TOTAL PROPOSED</b>	<b>71,110 SF</b>	<b>87,530 SF</b>



#### PARKING

REQUIRED	
STUDIO APARTMENTS (1 PER UNIT, 51 UNITS)	51 SPACES
STANDARD HOTEL ROOM (1 PER ROOM, 50 ROOMS)	50 SPACES
HOTEL EMPLOYEES (1 PER 5 EMPLOYEES, 15 EMPLOYEES)	3 SPACES
<b>TOTAL REQUIRED PARKING</b>	<b>104 SPACES</b>
PROVIDED	
ADA SPACES	6 SPACES
MECHANICAL CAR PARKER (APTS & EMPLOYEE PARKING)	51 SPACES
STANDARD SPACES	35 SPACES
COMPACT SPACES	15 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>107 SPACES</b>

#### SITE COVERAGE

#### DEVELOPMENT STANDARDS

ALLOWED BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	35' FT, 50' FOR ARCHITECTURAL FEATURES
REQUIRED SETBACKS	
FRONT (PINE STREET & MAPLE AVE)	30' FT FROM STREET CENTER LINE
FRONT (MISSION DRIVE)	42' FT FROM STREET CENTER LINE
SIDE	NONE
REAR	10% LOT DEPTH, NO GREATER THAN 10'; 25' WHEN ADJACENT TO RESIDENTIAL.

#### SOLID WASTE CALCULATION

VICINITY MAP	

#### SHEET INDEX

T-1.1	TITLE SHEET
C1	PRELIMINARY GRADING AND DRAINAGE PLAN
C2	PRELIMINARY UTILITY
C3	PRELIMINARY EROSION CONTROL PLAN
C4	PRELIMINARY EROSION CONTROL PLAN NOTES
A-1.0	PRELIMINARY DEMO PLAN
A-1.1	PRELIMINARY SITE PLAN
A-1.2	SITE ELEVATIONS
A-1.3	SITE PHOTOMETRICS
A-A-2.1	BUILDING A - FIRST FLOOR PLAN
A-A-2.2	BUILDING A - SECOND FLOOR PLAN
A-A-2.3	BUILDING A - THIRD FLOOR PLAN
A-A-4.1	BUILDING A - ROOF PLAN
A-A-6.1	BUILDING A - EXTERIOR ELEVATIONS
A-A-6.2	BUILDING A - EXTERIOR ELEVATIONS
B-A-2.1	BUILDING B - FIRST & SECOND FLOOR PLAN
B-A-2.2	BUILDING B - THIRD FLOOR AND ROOF PLAN
B-A-6.1	BUILDING B - EXTERIOR ELEVATIONS
B-A-6.2	BUILDING B - EXTERIOR ELEVATIONS
C-A-2.1	BUILDING C - FIRST FLOOR, ROOF DECK & ROOF PLAN
C-A-6.1	BUILDING C - EXTERIOR ELEVATIONS
C-A-6.2	BUILDING C - EXTERIOR ELEVATIONS
D-A-2.1	BUILDINGS D & E - FLOOR PLAN
D-A-6.1	BUILDINGS D & E - EXTERIOR ELEVATIONS
L-1	PRELIMINARY LANDSCAPE PLAN

#### PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO REDEVELOP 1783, 1793 MISSION DRIVE, AND 533 PINE STREET WITH A MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT. ALL EXISTING IMPROVEMENTS ON THE PARCELS ARE PROPOSED TO BE REMOVED AND THE SITE CLEARED WITH THE EXCEPTION OF THE EXISTING SINGLE-FAMILY HOME ON 1793, WHICH WILL BE RELOCATED TO A DIFFERENT LOCATION WITHIN THE CITY. THREE TWO-STORY HOTEL BUILDINGS CONNECTED BY EXTERIOR WALKWAYS IS PROPOSED ALONG MISSION DRIVE AND WILL INCLUDE 45 HOTEL ROOMS. A SINGLE THREE-STORY MULTIFAMILY BUILDING IS PROPOSED ALONG MAPLE AVENUE WHICH INCLUDES 51 MICRO STUDIO APARTMENTS. TWO TWO-STORY, TWO-ROOM HOTEL BUILDINGS & ONE ONE-STORY, ONE-ROOM HOTEL BUILDING IS PROPOSED ALONG PINE STREET. IN TOTAL, 50 HOTEL ROOMS ARE PROPOSED. A MECHANICAL CAR PARKER BUILDING IS PROPOSED IN THE MIDDLE OF THE SITE. ALL BUILDINGS ARE DESIGNED IN A CALIFORNIA RANCHO ADOBE ARCHITECTURAL STYLE TO COMPLEMENT THE SANTA YNEZ MISSION. THE REMAINDER OF THE SITE IS DEVELOPED WITH PARKING, DRIVE AISLES AND LANDSCAPE. THE THREE PARCELS ARE PROPOSED TO BE MERGED INTO A SINGLE LOT. A STATE DENSITY BONUS IS REQUESTED TO ALLOW CONSTRUCTION OF THREE RESIDENTIAL UNITS ABOVE THE BASE DENSITY. THREE UNITS WILL BE RESTRICTED TO VERY LOW INCOME UNITS TO ALLOW A 20% DENSITY BONUS. REQUIRED RESIDENTIAL PARKING IS PROPOSED PURSUANT TO STATE DENSITY BONUS.

#### PROJECT INFORMATION

APN	139-150-012, 017, & 027
PROJECT ADDRESS:	1783 & 1793 MISSION DRIVE, 533 PINE STREET SOLVANG, CA 93463
EXISTING ZONING:	DR-20, 7-R-1
PROPOSED ZONING:	TRC
EXISTING GP LAND USE:	HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RES
PROPOSED GP LAND USE:	TOURIST COMMERCIAL
GROSS LOT SIZE:	± 106,420 SF / 2.44 ACRE
STORIES:	3 MAX (ABOVE GRADE PLANE)
LOT SLOPE:	5%
CONST TYPE:	V-B
OCCUPANCY:	R-1, R-2, S-2, A-2
HIGH FIRE:	NO
FLOOD HAZARD:	ZONE X

MISSION DRIVE  
1783 Mission Drive  
Solvang, CA 93463  
TITLE SHEET

Revisions

Project Manager  
KN  
Drawn By  
Scale  
VARIES  
Print Date

T-1.1



# HOUSING AT ALAMO PINTADO

APPLICANT'S ALTERNATIVE

SOLVANG, CALIFORNIA



	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	COVER SHEET	Scale: 11x17: NTS 24x36: NTS
		Sheet: <b>A0.0</b>

# HOUSING AT ALAMO PINTADO

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE REZONING AND CONSTRUCTION OF THREE NEW MULTI-FAMILY BUILDINGS ON A LOT LOCATED AT THE CORNER OF OLD MISSION DRIVE AND ALAMO PINTADO ROAD IN SOLVANG, CALIFORNIA. THE EXISTING LOT IS CURRENTLY ZONED AS 20-R-1. THE APPLICANT PROPOSES A REZONE TO DR-20.

BUILDING A WILL CONSIST OF ALL APARTMENTS. BUILDINGS B AND C WILL CONSIST OF A MIX OF PARKING GARAGES AND APARTMENTS ON THE GROUND FLOOR, AND APARTMENTS ON THE SECOND AND THIRD FLOORS. BUILDING B WILL ALSO CONTAIN A RESIDENTIAL AMENITY SPACE FOR RESIDENTS TO ENJOY. THE PROJECT IS PRIVATELY FUNDED.

THE PROJECT IS DESIGNED TO COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE AND WILL INCORPORATE SEVERAL GREEN BUILDING MEASURES. THESE MEASURES INCLUDE LOW FLOW PLUMBING FIXTURES, LED LIGHT FIXTURES, AMPLE INSULATION, ENERGY EFFICIENT WINDOWS AND DOORS, PROVISION FOR FUTURE SOLAR PANELS AND DROUGHT TOLERANT LANDSCAPING.

## PROJECT DATA

**ADDRESS:** ALAMO PINTADO ROAD,  
SOLVANG, CA  
**APN:** 139-530-002  
**SITE AREA:** 237,380 SF / 5.48 ACRES  
**CURRENT ZONING:** 20-R-1  
**PROPOSED ZONING:** DR-20  
**PROPOSED USE:** MULTIFAMILY RESIDENTIAL

**ALLOWABLE DENSITY:** 109 UNITS (5.48 ACRES x 20 UNITS/ACRE)

### BUILDING AREA:

#### BUILDING A

1 BEDROOM (13 X 672 SF)	8,736 SF
2 BEDROOM (12 X 980 SF)	11,760 SF
CIRCULATION	5,895 SF
<b>TOTAL</b>	<b>26,391 SF</b>

#### BUILDING B

1 BEDROOM (27 X 672 SF)	18,144 SF
2 BEDROOM (11 X 980 SF)	10,780 SF
CIRCULATION	5,137 SF
AMENITY	2,750 SF
<b>TOTAL</b>	<b>36,811 SF</b>

#### BUILDING C

1 BEDROOM (29 X 672 SF)	19,488 SF
2 BEDROOM (17 X 980 SF)	16,660 SF
CIRCULATION	6,304 SF
<b>TOTAL</b>	<b>42,452 SF</b>

**OVERALL BUILDING AREA:** 105,654 SF

### BUILDING A (3 STORIES)

1 BEDROOM APARTMENTS:	13 UNITS
2 BEDROOM APARTMENTS:	12 UNITS
<b>TOTAL APARTMENTS:</b>	<b>25 UNITS</b>

### BUILDING B (3 STORIES)

1 BEDROOM APARTMENTS:	27 UNITS
2 BEDROOM APARTMENTS:	11 UNITS
<b>TOTAL APARTMENTS:</b>	<b>38 UNITS</b>

### BUILDING C (3 STORIES)

1 BEDROOM APARTMENTS:	29 UNITS
2 BEDROOM APARTMENTS:	17 UNITS
<b>TOTAL APARTMENTS:</b>	<b>46 UNITS</b>

### OVERALL

1 BEDROOM APARTMENTS:	69 UNITS
2 BEDROOM APARTMENTS:	40 UNITS
<b>TOTAL APARTMENTS:</b>	<b>109 UNITS</b>

## PROJECT DIRECTORY

### PROJECT APPLICANT

ATTN: JOSHUA RICHMAN  
PHONE: 805-350-1791  
EMAIL: JJRICHMAN@GMAIL.COM

### ARCHITECT

ARRIS STUDIO ARCHITECTS  
1327 ARCHER ST, SUITE 220  
SAN LUIS OBISPO, CA 93401  
ATTN: THOM JESS  
PHONE: (805) 547-2240  
EMAIL: TJESS@ARRIS-STUDIO.COM

### CIVIL ENGINEER

BETHEL ENGINEERING  
2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
ATTN: RUSS GARRISON  
PHONE: (805) 934-5767  
EMAIL: RUSS@DBAENGINEERS.COM

## SHEET INDEX

### ARCHITECTURAL

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A2.0	EXISTING SITE PLAN
A2.1	PROPOSED SITE PLAN
A3.0	PERSPECTIVES
A3.1	PERSPECTIVES
A3.2	PERSPECTIVES
A3.3	PERSPECTIVES
A4.0	BLDG A CONCEPTUAL ELEVATIONS
A4.1	BLDG B CONCEPTUAL ELEVATIONS
A4.2	BLDG C CONCEPTUAL ELEVATIONS

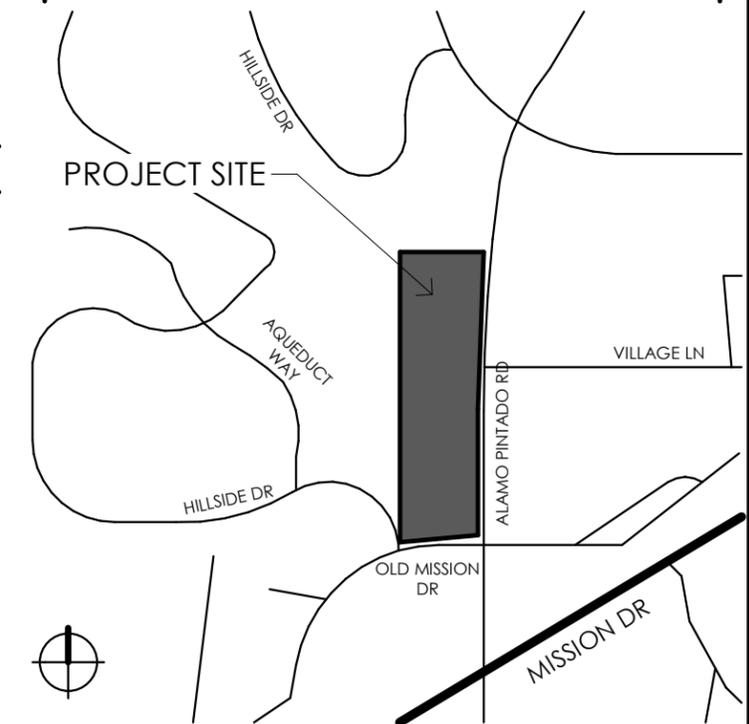
### CIVIL

C1.0	PRELIMINARY GRADING PLAN
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## PARKING

PRIVATE GARAGE SPACES:	24 SPACES
STANDARD SURFACE SPACES:	81 SPACES
TANDEM SURFACE SPACES:	38 SPACES
<b>TOTAL PROVIDED:</b>	<b>143 SPACES</b>

## VICINITY MAP

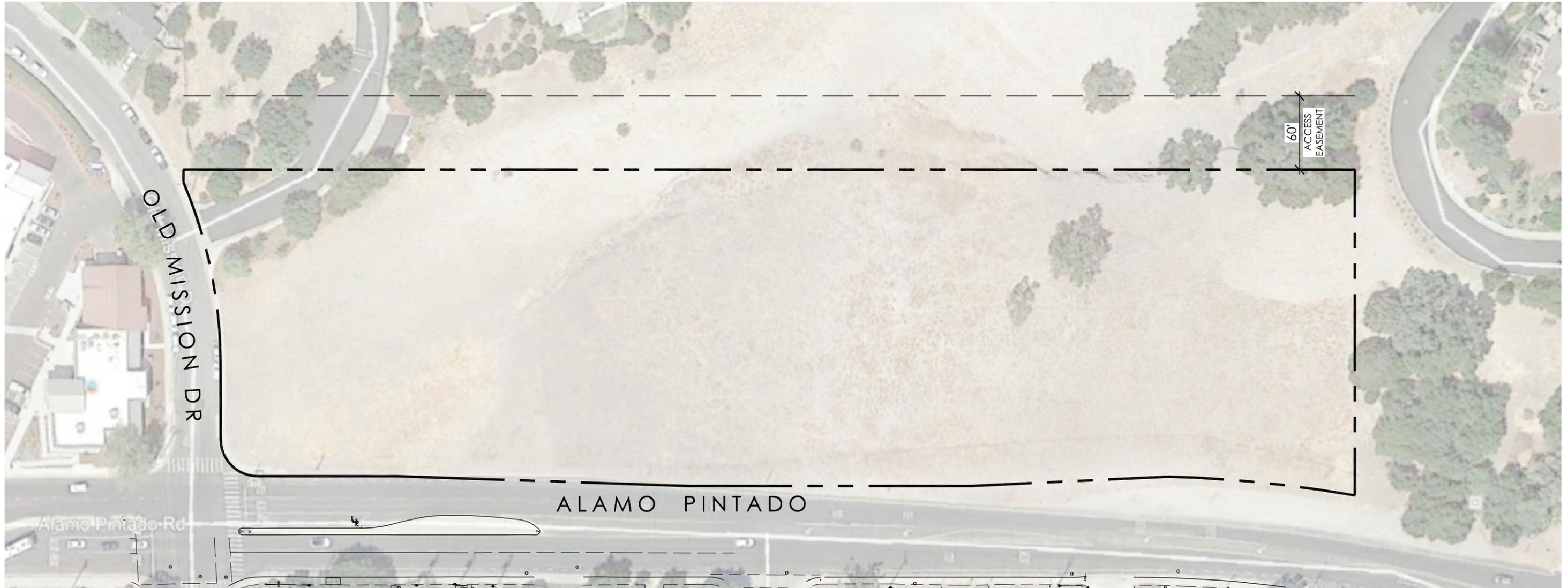


## ALAMO PINTADO

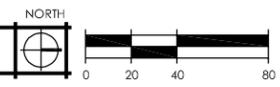
SOLVANG, CA

PROJECT DATA

Date	05/31/23
Project #	A20092
Scale	11x17: NTS 24x36: NTS
Sheet	<b>A1.0</b>



**EXISTING SITE PLAN**



**Arris**  
STUDIO ARCHITECTS

ADDRESS  
1227 ARCHER STREET, STE. 220  
SAN LUIS OBISPO, CA 93401

CONTACT  
805.547.2240  
ARRIS-STUDIO.COM

THOMAS E. JESS  
ARCHITECT (CA) #C27068

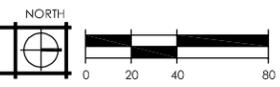
STEPHEN A. RIGOR  
ARCHITECT (CA) #C33672

**PROPOSED HOUSING**  
SOLVANG, CA

Date: 4/10/2023  
Scale:  
1" = 80' @ 11x17  
1" = 40' @ 24x36  
Sheet: **A2.0**



**PROPOSED SITE PLAN**



**Arris**  
STUDIO ARCHITECTS

ADDRESS  
1227 ARCHER STREET, STE. 220  
SAN LUIS OBISPO, CA 93401

CONTACT  
805.547.2240  
ARRIS-STUDIO.COM

THOMAS E. JESS  
ARCHITECT (CA) #C27068

STEPHEN A. RIGOR  
ARCHITECT (CA) #C33672

**PROPOSED HOUSING**  
SOLVANG, CA

Date: 4/10/2023  
Scale:  
1" = 80' @ 11x17  
1" = 40' @ 24x36  
Sheet: **A2.1**



EXISTING PERSPECTIVE AT CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE



**ALAMO PINTADO**  
SOLVANG, CA  
PERSPECTIVES

Date	05/31/23
Project #	A20092
Scale	1/4" = 1'-0"
Sheet	24x36
<b>A3.0</b>	



APPLICANT'S ALTERNATIVE PROPOSED PERSPECTIVE AT CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	PERSPECTIVES	Scale: 1/8"=1'-0"
		Sheet: 24x36
		<b>A3.1</b>



EXISTING PERSPECTIVE UP NORTH ALONG ALAMO PINTADO ROAD



**ALAMO PINTADO**  
SOLVANG, CA  
PERSPECTIVES

Date	05/31/23
Project #	A20092
Scale	11x17: 24x36:
Sheet	<b>A3.2</b>



APPLICANT'S ALTERNATIVE PROPOSED PERSPECTIVE UP NORTH ALONG ALAMO PINTADO ROAD



**ALAMO PINTADO**  
SOLVANG, CA  
PERSPECTIVES

Date	05/31/23
Project #	A20092
Scale	1/4" = 1'-0"
Sheet	24x36
<b>A3.3</b>	

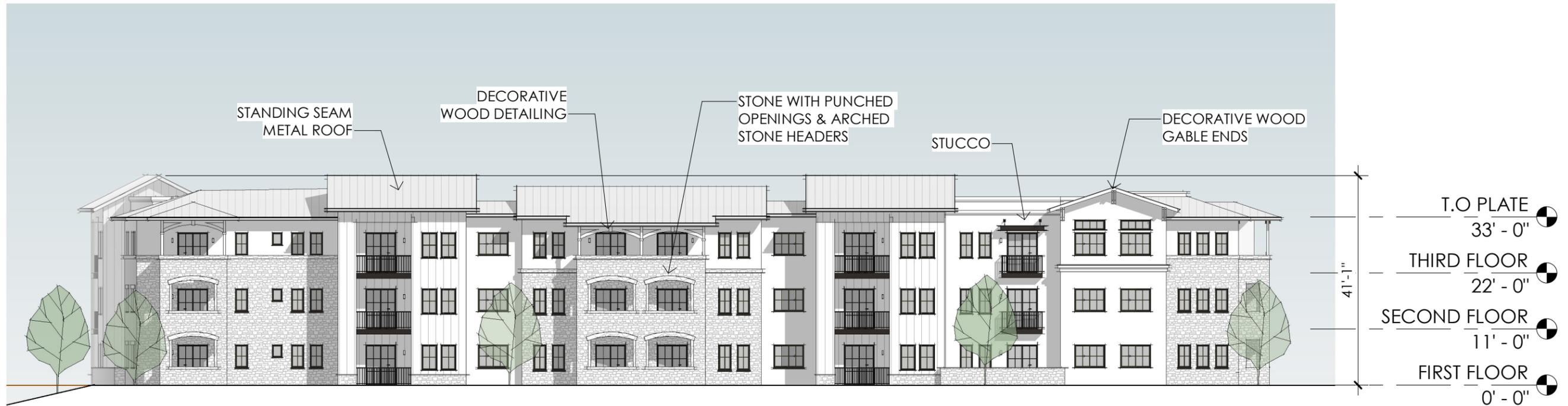


**BUILDING A: WEST ELEVATION (FACING ALAMO PINTADO ROAD)**

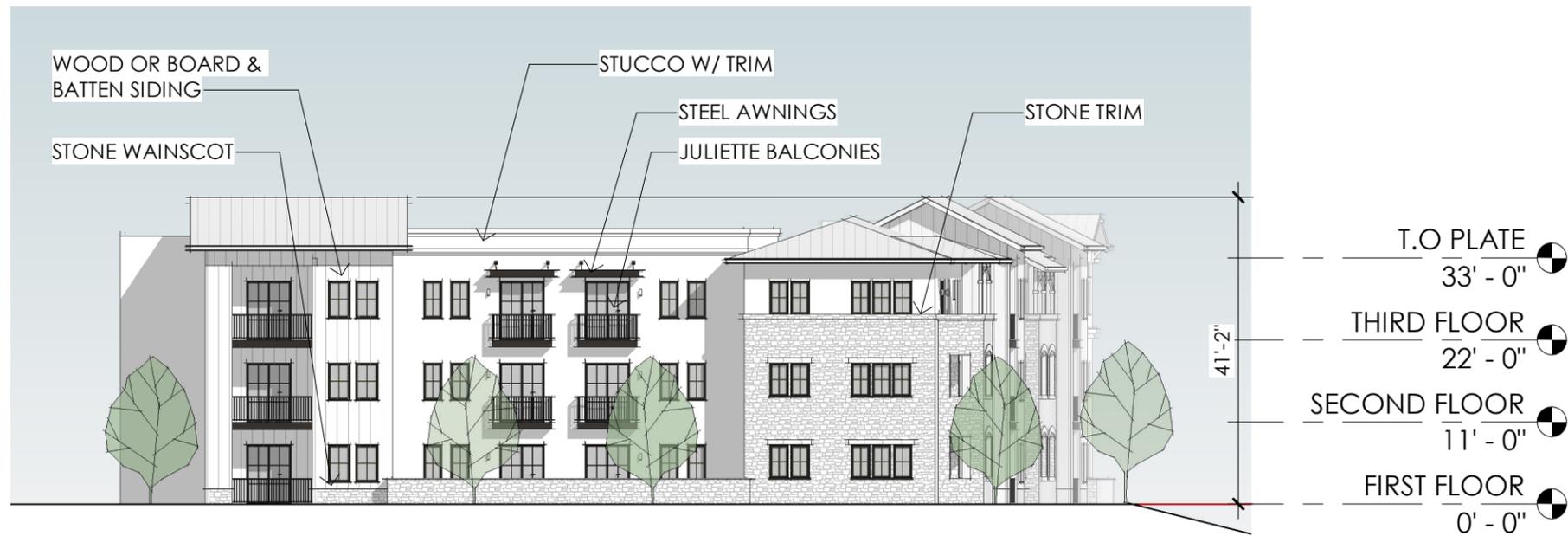


**BUILDING A: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	BLDG A CONCEPTUAL ELEVATIONS	Scale: 1/8" = 1'-0"
		Sheet: 24x36
		<b>A4.0</b>



**BUILDING B: WEST ELEVATION (FACING ALAMO PINTADO ROAD)**



**BUILDING B: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	<b>BLDG B CONCEPTUAL ELEVATIONS</b>	Scale: 1/8" = 1'-0"
		Sheet: 24x36:
		<b>A4.1</b>



T.O PLATE 33' - 0"  
 THIRD FLOOR 22' - 0"  
 SECOND FLOOR 11' - 0"  
 FIRST FLOOR 0' - 0"

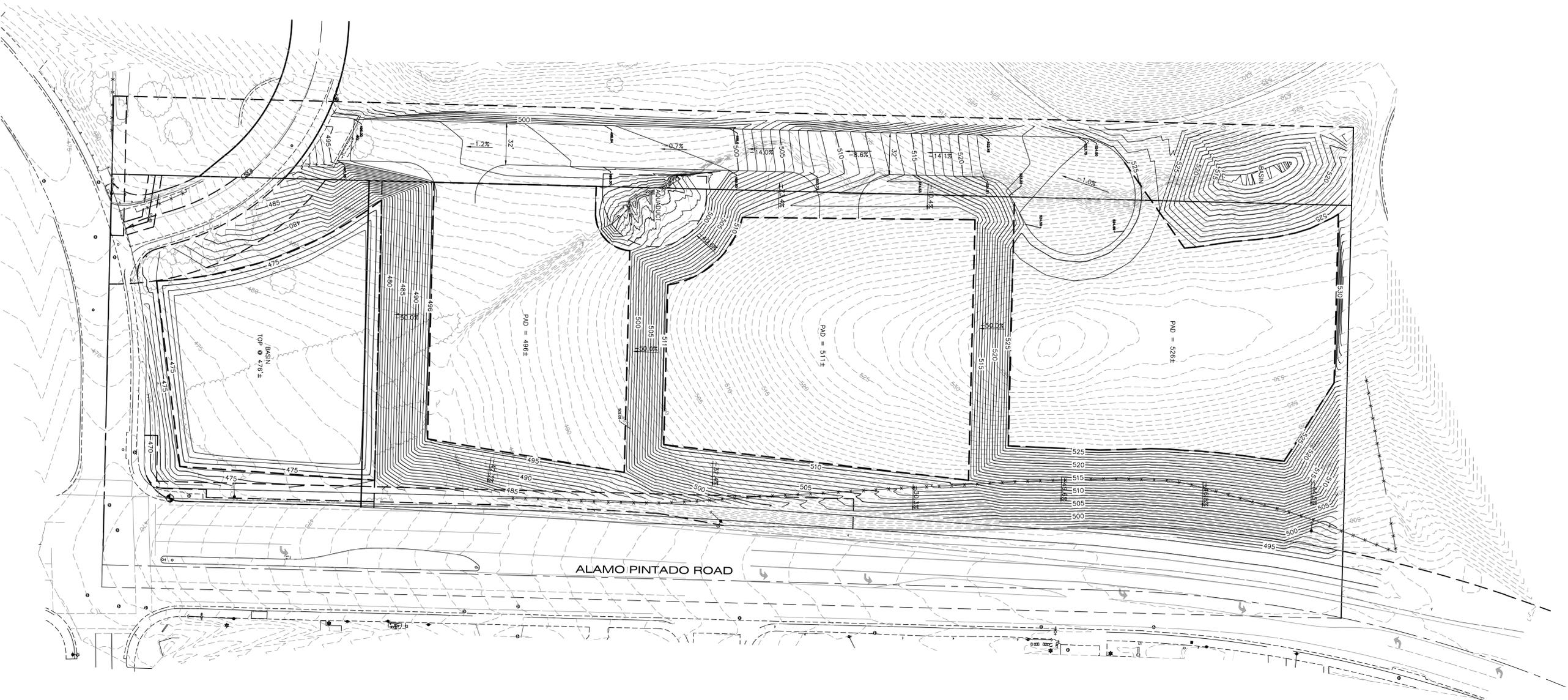
**BUILDING C: WEST ELEVATION (FACING ALAMO PINTADO ROAD)**



T.O PLATE 33' - 0"  
 THIRD FLOOR 22' - 0"  
 SECOND FLOOR 11' - 0"  
 FIRST FLOOR 0' - 0"

**BUILDING C: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	BLDG C CONCEPTUAL ELEVATIONS	Scale: 1/8" = 1'-0"
		Sheet: 24x36:
<b>A4.2</b>		



ALAMO PINTADO ROAD

ALAMO PINTADO RD.  
@ OLD MISSION DR.

MARCH 17, 2023

# Appendix C

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California Emissions Estimator Model (CalEEMod) Results

# Solvang General Plan Update - Alternative 1 Custom Report

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5.18.1.1. Unmitigated

5.18.2. Sequestration

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Solvang General Plan Update - Alternative 1
Construction Start Date	1/1/2024
Operational Year	2045
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	25.4
Location	Solvang, CA 93463, USA
County	Santa Barbara
City	Solvang
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3364
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 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	1,891	Dwelling Unit	614	3,687,450	22,149,013	—	5,408	—
Apartments Mid Rise	809	Dwelling Unit	21.3	776,640	0.00	—	2,314	—
General Office Building	2,193	1000sqft	50.4	2,193,300	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	186	46.9	342	0.64	3.36	56.3	59.6	3.29	14.2	17.5	3,188	122,941	126,128	229	4.27	44.5	133,164
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	157	45.2	86.5	0.62	3.12	56.3	59.4	3.11	14.2	17.3	3,188	121,301	124,489	229	4.31	37.5	131,528
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	171	46.3	210	0.63	3.24	55.4	58.6	3.20	14.0	17.2	3,188	121,745	124,933	229	4.31	40.4	131,976
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	31.3	8.45	38.3	0.11	0.59	10.1	10.7	0.58	2.55	3.14	528	20,156	20,684	37.9	0.71	6.69	21,850

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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.45	7.22	71.0	0.39	0.16	56.3	56.4	0.15	14.2	14.4	—	40,100	40,100	0.21	1.22	7.15	40,475
Area	184	2.22	249	0.01	0.24	—	0.24	0.18	—	0.18	0.00	802	802	0.03	0.01	—	805
Energy	2.15	37.5	21.5	0.23	2.96	—	2.96	2.96	—	2.96	—	79,874	79,874	9.51	0.74	—	80,333
Water	—	—	—	—	—	—	—	—	—	—	1,036	2,165	3,200	3.91	2.31	—	3,985
Waste	—	—	—	—	—	—	—	—	—	—	2,152	0.00	2,152	215	0.00	—	7,529
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.3	37.3
Total	186	46.9	342	0.64	3.36	56.3	59.6	3.29	14.2	17.5	3,188	122,941	126,128	229	4.27	44.5	133,164
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.44	7.75	65.0	0.39	0.16	56.3	56.4	0.15	14.2	14.4	—	39,262	39,262	0.21	1.26	0.19	39,644
Area	155	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	2.15	37.5	21.5	0.23	2.96	—	2.96	2.96	—	2.96	—	79,874	79,874	9.51	0.74	—	80,333
Water	—	—	—	—	—	—	—	—	—	—	1,036	2,165	3,200	3.91	2.31	—	3,985
Waste	—	—	—	—	—	—	—	—	—	—	2,152	0.00	2,152	215	0.00	—	7,529
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.3	37.3
Total	157	45.2	86.5	0.62	3.12	56.3	59.4	3.11	14.2	17.3	3,188	121,301	124,489	229	4.31	37.5	131,528
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.44	7.76	65.3	0.39	0.16	55.4	55.5	0.15	14.0	14.1	—	39,311	39,311	0.21	1.26	3.09	39,695
Area	169	1.09	123	0.01	0.12	—	0.12	0.09	—	0.09	0.00	395	395	0.02	< 0.005	—	397
Energy	2.15	37.5	21.5	0.23	2.96	—	2.96	2.96	—	2.96	—	79,874	79,874	9.51	0.74	—	80,333
Water	—	—	—	—	—	—	—	—	—	—	1,036	2,165	3,200	3.91	2.31	—	3,985
Waste	—	—	—	—	—	—	—	—	—	—	2,152	0.00	2,152	215	0.00	—	7,529

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.3	37.3
Total	171	46.3	210	0.63	3.24	55.4	58.6	3.20	14.0	17.2	3,188	121,745	124,933	229	4.31	40.4	131,976
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.08	1.42	11.9	0.07	0.03	10.1	10.1	0.03	2.55	2.58	—	6,508	6,508	0.03	0.21	0.51	6,572
Area	30.8	0.20	22.4	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	65.5	65.5	< 0.005	< 0.005	—	65.7
Energy	0.39	6.84	3.92	0.04	0.54	—	0.54	0.54	—	0.54	—	13,224	13,224	1.57	0.12	—	13,300
Water	—	—	—	—	—	—	—	—	—	—	171	358	530	0.65	0.38	—	660
Waste	—	—	—	—	—	—	—	—	—	—	356	0.00	356	35.6	0.00	—	1,246
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.18	6.18
Total	31.3	8.45	38.3	0.11	0.59	10.1	10.7	0.58	2.55	3.14	528	20,156	20,684	37.9	0.71	6.69	21,850

## 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.

### 4.2. 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	6,408	6,408	1.04	0.13	—	6,471

Apartmen ts	—	—	—	—	—	—	—	—	—	—	—	1,342	1,342	0.22	0.03	—	1,355
General Office Building	—	—	—	—	—	—	—	—	—	—	—	25,583	25,583	4.14	0.50	—	25,836
Total	—	—	—	—	—	—	—	—	—	—	—	33,333	33,333	5.39	0.65	—	33,662
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	6,408	6,408	1.04	0.13	—	6,471
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,342	1,342	0.22	0.03	—	1,355
General Office Building	—	—	—	—	—	—	—	—	—	—	—	25,583	25,583	4.14	0.50	—	25,836
Total	—	—	—	—	—	—	—	—	—	—	—	33,333	33,333	5.39	0.65	—	33,662
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1,061	1,061	0.17	0.02	—	1,071
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	222	222	0.04	< 0.005	—	224
General Office Building	—	—	—	—	—	—	—	—	—	—	—	4,236	4,236	0.69	0.08	—	4,277
Total	—	—	—	—	—	—	—	—	—	—	—	5,519	5,519	0.89	0.11	—	5,573

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.11	19.1	8.11	0.12	1.54	—	1.54	1.54	—	1.54	—	24,181	24,181	2.14	0.05	—	24,248
Apartments Mid Rise	0.30	5.11	2.17	0.03	0.41	—	0.41	0.41	—	0.41	—	6,483	6,483	0.57	0.01	—	6,501
General Office Building	0.73	13.3	11.2	0.08	1.01	—	1.01	1.01	—	1.01	—	15,878	15,878	1.41	0.03	—	15,922
Total	2.15	37.5	21.5	0.23	2.96	—	2.96	2.96	—	2.96	—	46,542	46,542	4.12	0.09	—	46,671
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.11	19.1	8.11	0.12	1.54	—	1.54	1.54	—	1.54	—	24,181	24,181	2.14	0.05	—	24,248
Apartments Mid Rise	0.30	5.11	2.17	0.03	0.41	—	0.41	0.41	—	0.41	—	6,483	6,483	0.57	0.01	—	6,501
General Office Building	0.73	13.3	11.2	0.08	1.01	—	1.01	1.01	—	1.01	—	15,878	15,878	1.41	0.03	—	15,922
Total	2.15	37.5	21.5	0.23	2.96	—	2.96	2.96	—	2.96	—	46,542	46,542	4.12	0.09	—	46,671
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.20	3.48	1.48	0.02	0.28	—	0.28	0.28	—	0.28	—	4,003	4,003	0.35	0.01	—	4,015
Apartments Mid Rise	0.05	0.93	0.40	0.01	0.08	—	0.08	0.08	—	0.08	—	1,073	1,073	0.09	< 0.005	—	1,076
General Office Building	0.13	2.43	2.04	0.01	0.18	—	0.18	0.18	—	0.18	—	2,629	2,629	0.23	< 0.005	—	2,636

Total	0.39	6.84	3.92	0.04	0.54	—	0.54	0.54	—	0.54	—	7,706	7,706	0.68	0.01	—	7,727
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### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

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

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	142	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	29.0	2.22	249	0.01	0.24	—	0.24	0.18	—	0.18	—	802	802	0.03	0.01	—	805
Total	184	2.22	249	0.01	0.24	—	0.24	0.18	—	0.18	0.00	802	802	0.03	0.01	—	805
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	142	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	155	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	26.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	2.61	0.20	22.4	< 0.005	0.02	—	0.02	0.02	—	0.02	—	65.5	65.5	< 0.005	< 0.005	—	65.7
Total	30.8	0.20	22.4	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	65.5	65.5	< 0.005	< 0.005	—	65.7

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	142	900	1,042	0.63	0.33	—	1,155
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	60.7	85.9	147	0.22	0.13	—	192
General Office Building	—	—	—	—	—	—	—	—	—	—	833	1,179	2,012	3.05	1.84	—	2,637
Total	—	—	—	—	—	—	—	—	—	—	1,036	2,165	3,200	3.91	2.31	—	3,985

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	142	900	1,042	0.63	0.33	—	1,155
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	60.7	85.9	147	0.22	0.13	—	192
General Office Building	—	—	—	—	—	—	—	—	—	—	833	1,179	2,012	3.05	1.84	—	2,637
Total	—	—	—	—	—	—	—	—	—	—	1,036	2,165	3,200	3.91	2.31	—	3,985
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	23.5	149	172	0.10	0.05	—	191
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	10.1	14.2	24.3	0.04	0.02	—	31.8
General Office Building	—	—	—	—	—	—	—	—	—	—	138	195	333	0.51	0.31	—	437
Total	—	—	—	—	—	—	—	—	—	—	171	358	530	0.65	0.38	—	660

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

Single Family Housing	—	—	—	—	—	—	—	—	—	—	730	0.00	730	73.0	0.00	—	2,555
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	322	0.00	322	32.2	0.00	—	1,128
General Office Building	—	—	—	—	—	—	—	—	—	—	1,099	0.00	1,099	110	0.00	—	3,846
Total	—	—	—	—	—	—	—	—	—	—	2,152	0.00	2,152	215	0.00	—	7,529
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	730	0.00	730	73.0	0.00	—	2,555
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	322	0.00	322	32.2	0.00	—	1,128
General Office Building	—	—	—	—	—	—	—	—	—	—	1,099	0.00	1,099	110	0.00	—	3,846
Total	—	—	—	—	—	—	—	—	—	—	2,152	0.00	2,152	215	0.00	—	7,529
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	121	0.00	121	12.1	0.00	—	423
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	53.4	0.00	53.4	5.34	0.00	—	187
General Office Building	—	—	—	—	—	—	—	—	—	—	182	0.00	182	18.2	0.00	—	637
Total	—	—	—	—	—	—	—	—	—	—	356	0.00	356	35.6	0.00	—	1,246

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	26.4	26.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.56	5.56
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.33	5.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.3	37.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	26.4	26.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.56	5.56
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.33	5.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.3	37.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.37	4.37
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.92	0.92
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.88	0.88
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.18	6.18

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

#### 4.9. User Defined Emissions By Equipment Type

##### 4.9.1. Unmitigated

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

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

### 4.10. Soil Carbon Accumulation By Vegetation Type

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	80,429	80,429	80,429	29,356,585

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	809
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1891
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)
8590839.75	2,863,613	2,831,925	943,975	—

5.10.3. Landscape Equipment

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

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
----------	----------------------	-----	-----	-----	-----------------------

Single Family Housing	11,465,800	204	0.0330	0.0040	75,451,124
Apartments Mid Rise	2,401,028	204	0.0330	0.0040	20,230,085
General Office Building	45,777,185	204	0.0330	0.0040	49,542,159

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	66,436,645	323,320,172
Apartments Mid Rise	28,422,658	0.00
General Office Building	389,823,429	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	1,355	—
Apartments Mid Rise	598	—
General Office Building	2,040	—

## 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	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

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

## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

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

### 5.16.2. Process Boilers

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

## 5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

# Solvang General Plan Update - Alternative 2 Custom Report

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4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

#### 5.10.2. Architectural Coatings

#### 5.10.3. Landscape Equipment

### 5.11. Operational Energy Consumption

#### 5.11.1. Unmitigated

### 5.12. Operational Water and Wastewater Consumption

#### 5.12.1. Unmitigated

### 5.13. Operational Waste Generation

#### 5.13.1. Unmitigated

### 5.14. Operational Refrigeration and Air Conditioning Equipment

#### 5.14.1. Unmitigated

### 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

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Solvang General Plan Update - Alternative 2
Construction Start Date	1/1/2024
Operational Year	2045
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	25.4
Location	Solvang, CA 93463, USA
County	Santa Barbara
City	Solvang
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3364
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 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
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Single Family Housing	2,109	Dwelling Unit	685	4,112,550	24,702,415	—	6,032	—
Apartments Mid Rise	903	Dwelling Unit	23.8	866,880	0.00	—	2,583	—
General Office Building	2,011	1000sqft	46.2	2,011,230	0.00	—	—	—
Enclosed Parking Structure	24.0	Space	0.22	9,600	0.00	—	—	—
Parking Lot	119	Space	1.07	0.00	0.00	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	194	52.0	364	0.77	3.54	69.8	73.3	3.48	17.7	21.1	3,172	135,969	139,142	232	5.20	51.9	146,535
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	164	50.3	97.3	0.74	3.31	69.8	73.1	3.30	17.7	21.0	3,172	134,169	137,342	232	5.25	40.8	144,738
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	179	51.5	226	0.75	3.43	68.6	72.1	3.39	17.4	20.8	3,172	134,630	137,802	232	5.25	45.5	145,203
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	32.7	9.41	41.2	0.14	0.63	12.5	13.2	0.62	3.17	3.79	525	22,289	22,815	38.4	0.87	7.53	24,040
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## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.55	10.5	82.5	0.51	0.21	69.8	70.0	0.19	17.7	17.8	—	52,060	52,060	0.27	2.26	11.4	52,753
Area	191	2.32	260	0.01	0.23	—	0.23	0.18	—	0.18	0.00	818	818	0.03	0.01	—	821
Energy	2.25	39.2	21.7	0.25	3.11	—	3.11	3.11	—	3.11	—	80,910	80,910	9.52	0.72	—	81,363
Water	—	—	—	—	—	—	—	—	—	—	990	2,180	3,170	3.75	2.21	—	3,922
Waste	—	—	—	—	—	—	—	—	—	—	2,182	0.00	2,182	218	0.00	—	7,636
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.6	40.6
Total	194	52.0	364	0.77	3.54	69.8	73.3	3.48	17.7	21.1	3,172	135,969	139,142	232	5.20	51.9	146,535
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.54	11.2	75.6	0.50	0.21	69.8	70.0	0.19	17.7	17.8	—	51,079	51,079	0.26	2.32	0.29	51,777
Area	162	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	2.25	39.2	21.7	0.25	3.11	—	3.11	3.11	—	3.11	—	80,910	80,910	9.52	0.72	—	81,363
Water	—	—	—	—	—	—	—	—	—	—	990	2,180	3,170	3.75	2.21	—	3,922
Waste	—	—	—	—	—	—	—	—	—	—	2,182	0.00	2,182	218	0.00	—	7,636
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.6	40.6
Total	164	50.3	97.3	0.74	3.31	69.8	73.1	3.30	17.7	21.0	3,172	134,169	137,342	232	5.25	40.8	144,738
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.54	11.2	75.9	0.50	0.21	68.6	68.8	0.19	17.4	17.6	—	51,136	51,136	0.27	2.32	4.90	51,838
Area	176	1.14	128	0.01	0.11	—	0.11	0.09	—	0.09	0.00	404	404	0.02	< 0.005	—	405

Energy	2.25	39.2	21.7	0.25	3.11	—	3.11	3.11	—	3.11	—	80,910	80,910	9.52	0.72	—	81,363
Water	—	—	—	—	—	—	—	—	—	—	990	2,180	3,170	3.75	2.21	—	3,922
Waste	—	—	—	—	—	—	—	—	—	—	2,182	0.00	2,182	218	0.00	—	7,636
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.6	40.6
Total	179	51.5	226	0.75	3.43	68.6	72.1	3.39	17.4	20.8	3,172	134,630	137,802	232	5.25	45.5	145,203
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.10	2.05	13.8	0.09	0.04	12.5	12.6	0.04	3.17	3.20	—	8,466	8,466	0.04	0.38	0.81	8,582
Area	32.1	0.21	23.4	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	66.8	66.8	< 0.005	< 0.005	—	67.0
Energy	0.41	7.14	3.96	0.04	0.57	—	0.57	0.57	—	0.57	—	13,396	13,396	1.58	0.12	—	13,471
Water	—	—	—	—	—	—	—	—	—	—	164	361	525	0.62	0.37	—	649
Waste	—	—	—	—	—	—	—	—	—	—	361	0.00	361	36.1	0.00	—	1,264
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.71	6.71
Total	32.7	9.41	41.2	0.14	0.63	12.5	13.2	0.62	3.17	3.79	525	22,289	22,815	38.4	0.87	7.53	24,040

## 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.

### 4.2. 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7,146	7,146	1.16	0.14	—	7,217
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,498	1,498	0.24	0.03	—	1,513
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	18.8	18.8	< 0.005	< 0.005	—	19.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	22.8	22.8	< 0.005	< 0.005	—	23.1
Total	—	—	—	—	—	—	—	—	—	—	—	32,145	32,145	5.20	0.63	—	32,463
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7,146	7,146	1.16	0.14	—	7,217
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,498	1,498	0.24	0.03	—	1,513
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	18.8	18.8	< 0.005	< 0.005	—	19.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	22.8	22.8	< 0.005	< 0.005	—	23.1
Total	—	—	—	—	—	—	—	—	—	—	—	32,145	32,145	5.20	0.63	—	32,463
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1,183	1,183	0.19	0.02	—	1,195
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	248	248	0.04	< 0.005	—	250
General Office Building	—	—	—	—	—	—	—	—	—	—	—	3,884	3,884	0.63	0.08	—	3,922
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	3.11	3.11	< 0.005	< 0.005	—	3.14
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	3.78	3.78	< 0.005	< 0.005	—	3.82
Total	—	—	—	—	—	—	—	—	—	—	—	5,322	5,322	0.86	0.10	—	5,375

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.24	21.2	9.04	0.14	1.72	—	1.72	1.72	—	1.72	—	26,969	26,969	2.39	0.05	—	27,043
Apartments Mid Rise	0.33	5.70	2.43	0.04	0.46	—	0.46	0.46	—	0.46	—	7,237	7,237	0.64	0.01	—	7,257
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	2.25	39.2	21.7	0.25	3.11	—	3.11	3.11	—	3.11	—	48,765	48,765	4.32	0.09	—	48,900
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.24	21.2	9.04	0.14	1.72	—	1.72	1.72	—	1.72	—	26,969	26,969	2.39	0.05	—	27,043
Apartments Mid Rise	0.33	5.70	2.43	0.04	0.46	—	0.46	0.46	—	0.46	—	7,237	7,237	0.64	0.01	—	7,257
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	2.25	39.2	21.7	0.25	3.11	—	3.11	3.11	—	3.11	—	48,765	48,765	4.32	0.09	—	48,900
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.23	3.88	1.65	0.02	0.31	—	0.31	0.31	—	0.31	—	4,465	4,465	0.40	0.01	—	4,477
Apartments Mid Rise	0.06	1.04	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,198	1,198	0.11	< 0.005	—	1,201
General Office Building	0.12	2.23	1.87	0.01	0.17	—	0.17	0.17	—	0.17	—	2,410	2,410	0.21	< 0.005	—	2,417
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.41	7.14	3.96	0.04	0.57	—	0.57	0.57	—	0.57	—	8,074	8,074	0.71	0.02	—	8,096

### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	29.3	2.32	260	0.01	0.23	—	0.23	0.18	—	0.18	—	818	818	0.03	0.01	—	821
Total	191	2.32	260	0.01	0.23	—	0.23	0.18	—	0.18	0.00	818	818	0.03	0.01	—	821
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	162	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	27.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	2.64	0.21	23.4	< 0.005	0.02	—	0.02	0.02	—	0.02	—	66.8	66.8	< 0.005	< 0.005	—	67.0
Total	32.1	0.21	23.4	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	66.8	66.8	< 0.005	< 0.005	—	67.0

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	158	1,004	1,162	0.71	0.37	—	1,289
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	67.8	95.9	164	0.25	0.15	—	215

General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	990	2,180	3,170	3.75	2.21	—	3,922
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	158	1,004	1,162	0.71	0.37	—	1,289
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	67.8	95.9	164	0.25	0.15	—	215
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	990	2,180	3,170	3.75	2.21	—	3,922
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	26.2	166	192	0.12	0.06	—	213
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	11.2	15.9	27.1	0.04	0.02	—	35.5

General Office Building	—	—	—	—	—	—	—	—	—	—	126	179	305	0.46	0.28	—	400
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	164	361	525	0.62	0.37	—	649

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	814	0.00	814	81.4	0.00	—	2,849
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	360	0.00	360	36.0	0.00	—	1,259
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2,182	0.00	2,182	218	0.00	—	7,636

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	814	0.00	814	81.4	0.00	—	2,849
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	360	0.00	360	36.0	0.00	—	1,259
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2,182	0.00	2,182	218	0.00	—	7,636
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	135	0.00	135	13.5	0.00	—	472
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	59.6	0.00	59.6	5.96	0.00	—	208
General Office Building	—	—	—	—	—	—	—	—	—	—	167	0.00	167	16.7	0.00	—	584
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	361	0.00	361	36.1	0.00	—	1,264

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	29.5	29.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.21	6.21
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.6	40.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	29.5	29.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.21	6.21
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.6	40.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.88	4.88
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.03	1.03
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.81	0.81
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.71	6.71

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

#### 4.9. User Defined Emissions By Equipment Type

##### 4.9.1. Unmitigated

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

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

### 4.10. Soil Carbon Accumulation By Vegetation Type

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	99,261	99,261	99,261	36,230,265

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	903
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2109
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)
8590839.75	2,863,613	2,831,925	943,975	3,364

5.10.3. Landscape Equipment

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

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
----------	----------------------	-----	-----	-----	-----------------------

Single Family Housing	12,787,611	204	0.0330	0.0040	84,149,350
Apartments Mid Rise	2,680,010	204	0.0330	0.0040	22,580,676
General Office Building	41,977,134	204	0.0330	0.0040	45,429,570
Enclosed Parking Structure	33,614	204	0.0330	0.0040	0.00
Parking Lot	40,868	204	0.0330	0.0040	0.00

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	74,095,655	360,593,452
Apartments Mid Rise	31,725,167	0.00
General Office Building	357,463,446	0.00
Enclosed Parking Structure	0.00	0.00
Parking Lot	0.00	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	1,511	—
Apartments Mid Rise	668	—
General Office Building	1,870	—
Enclosed Parking Structure	0.00	—
Parking Lot	0.00	—

## 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	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

Equipment Type	Fuel Type
----------------	-----------

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

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

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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# Solvang General Plan Update - Alternative 3 Custom Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Solvang General Plan Update - Alternative 3
Construction Start Date	1/1/2024
Operational Year	2045
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	25.4
Location	Solvang, CA 93463, USA
County	Santa Barbara
City	Solvang
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3364
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 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	2,069	Dwelling Unit	672	4,034,550	24,233,901	—	5,917	—
Apartments Mid Rise	885	Dwelling Unit	23.3	849,600	0.00	—	2,531	—
General Office Building	2,011	1000sqft	46.2	2,011,230	0.00	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	191	49.8	365	0.74	3.49	69.2	72.7	3.42	17.5	20.9	3,145	132,302	135,448	229	4.41	48.7	142,545
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	162	48.2	101	0.72	3.26	69.2	72.4	3.24	17.5	20.7	3,145	130,465	133,610	229	4.47	40.1	140,713
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	177	49.3	228	0.72	3.37	68.0	71.4	3.33	17.2	20.5	3,145	130,923	134,068	229	4.47	43.7	141,175
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	32.2	9.00	41.6	0.13	0.61	12.4	13.0	0.61	3.14	3.74	521	21,676	22,197	38.0	0.74	7.23	23,373

### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.55	8.87	87.2	0.48	0.19	69.2	69.4	0.18	17.5	17.7	—	49,288	49,288	0.26	1.49	8.79	49,749
Area	189	2.28	256	0.01	0.23	—	0.23	0.17	—	0.17	0.00	808	808	0.03	0.01	—	811
Energy	2.22	38.6	21.5	0.24	3.06	—	3.06	3.06	—	3.06	—	80,047	80,047	9.42	0.72	—	80,496
Water	—	—	—	—	—	—	—	—	—	—	986	2,160	3,145	3.74	2.20	—	3,893
Waste	—	—	—	—	—	—	—	—	—	—	2,160	0.00	2,160	216	0.00	—	7,556
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.9	39.9
Total	191	49.8	365	0.74	3.49	69.2	72.7	3.42	17.5	20.9	3,145	132,302	135,448	229	4.41	48.7	142,545
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.54	9.52	79.9	0.47	0.19	69.2	69.4	0.18	17.5	17.7	—	48,258	48,258	0.25	1.55	0.23	48,728
Area	160	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	2.22	38.6	21.5	0.24	3.06	—	3.06	3.06	—	3.06	—	80,047	80,047	9.42	0.72	—	80,496
Water	—	—	—	—	—	—	—	—	—	—	986	2,160	3,145	3.74	2.20	—	3,893
Waste	—	—	—	—	—	—	—	—	—	—	2,160	0.00	2,160	216	0.00	—	7,556
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.9	39.9
Total	162	48.2	101	0.72	3.26	69.2	72.4	3.24	17.5	20.7	3,145	130,465	133,610	229	4.47	40.1	140,713
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.54	9.54	80.2	0.47	0.19	68.0	68.2	0.18	17.2	17.4	—	48,318	48,318	0.26	1.55	3.79	48,790
Area	174	1.13	126	0.01	0.11	—	0.11	0.09	—	0.09	0.00	398	398	0.02	< 0.005	—	400
Energy	2.22	38.6	21.5	0.24	3.06	—	3.06	3.06	—	3.06	—	80,047	80,047	9.42	0.72	—	80,496
Water	—	—	—	—	—	—	—	—	—	—	986	2,160	3,145	3.74	2.20	—	3,893
Waste	—	—	—	—	—	—	—	—	—	—	2,160	0.00	2,160	216	0.00	—	7,556

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.9	39.9
Total	177	49.3	228	0.72	3.37	68.0	71.4	3.33	17.2	20.5	3,145	130,923	134,068	229	4.47	43.7	141,175
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.10	1.74	14.6	0.09	0.03	12.4	12.5	0.03	3.14	3.17	—	8,000	8,000	0.04	0.26	0.63	8,078
Area	31.7	0.21	23.0	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	66.0	66.0	< 0.005	< 0.005	—	66.2
Energy	0.40	7.05	3.92	0.04	0.56	—	0.56	0.56	—	0.56	—	13,253	13,253	1.56	0.12	—	13,327
Water	—	—	—	—	—	—	—	—	—	—	163	358	521	0.62	0.36	—	645
Waste	—	—	—	—	—	—	—	—	—	—	358	0.00	358	35.7	0.00	—	1,251
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.60	6.60
Total	32.2	9.00	41.6	0.13	0.61	12.4	13.0	0.61	3.14	3.74	521	21,676	22,197	38.0	0.74	7.23	23,373

## 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.

### 4.2. 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7,011	7,011	1.13	0.14	—	7,080

Apartmen ts	—	—	—	—	—	—	—	—	—	—	—	1,468	1,468	0.24	0.03	—	1,482
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Total	—	—	—	—	—	—	—	—	—	—	—	31,938	31,938	5.17	0.63	—	32,254
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7,011	7,011	1.13	0.14	—	7,080
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,468	1,468	0.24	0.03	—	1,482
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Total	—	—	—	—	—	—	—	—	—	—	—	31,938	31,938	5.17	0.63	—	32,254
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1,161	1,161	0.19	0.02	—	1,172
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	243	243	0.04	< 0.005	—	245
General Office Building	—	—	—	—	—	—	—	—	—	—	—	3,884	3,884	0.63	0.08	—	3,922
Total	—	—	—	—	—	—	—	—	—	—	—	5,288	5,288	0.86	0.10	—	5,340

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.22	20.8	8.87	0.13	1.69	—	1.69	1.69	—	1.69	—	26,457	26,457	2.34	0.05	—	26,531
Apartments Mid Rise	0.33	5.59	2.38	0.04	0.45	—	0.45	0.45	—	0.45	—	7,093	7,093	0.63	0.01	—	7,112
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Total	2.22	38.6	21.5	0.24	3.06	—	3.06	3.06	—	3.06	—	48,109	48,109	4.26	0.09	—	48,243
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.22	20.8	8.87	0.13	1.69	—	1.69	1.69	—	1.69	—	26,457	26,457	2.34	0.05	—	26,531
Apartments Mid Rise	0.33	5.59	2.38	0.04	0.45	—	0.45	0.45	—	0.45	—	7,093	7,093	0.63	0.01	—	7,112
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Total	2.22	38.6	21.5	0.24	3.06	—	3.06	3.06	—	3.06	—	48,109	48,109	4.26	0.09	—	48,243
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.22	3.80	1.62	0.02	0.31	—	0.31	0.31	—	0.31	—	4,380	4,380	0.39	0.01	—	4,392
Apartments Mid Rise	0.06	1.02	0.43	0.01	0.08	—	0.08	0.08	—	0.08	—	1,174	1,174	0.10	< 0.005	—	1,178
General Office Building	0.12	2.23	1.87	0.01	0.17	—	0.17	0.17	—	0.17	—	2,410	2,410	0.21	< 0.005	—	2,417

Total	0.40	7.05	3.92	0.04	0.56	—	0.56	0.56	—	0.56	—	7,965	7,965	0.70	0.01	—	7,987
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### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

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

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	148	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	28.9	2.28	256	0.01	0.23	—	0.23	0.17	—	0.17	—	808	808	0.03	0.01	—	811
Total	189	2.28	256	0.01	0.23	—	0.23	0.17	—	0.17	0.00	808	808	0.03	0.01	—	811
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	148	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	160	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	26.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	2.60	0.21	23.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	66.0	66.0	< 0.005	< 0.005	—	66.2
Total	31.7	0.21	23.0	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	66.0	66.0	< 0.005	< 0.005	—	66.2

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	155	985	1,140	0.69	0.36	—	1,264
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	66.4	94.0	160	0.24	0.15	—	210
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Total	—	—	—	—	—	—	—	—	—	—	986	2,160	3,145	3.74	2.20	—	3,893

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	155	985	1,140	0.69	0.36	—	1,264
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	66.4	94.0	160	0.24	0.15	—	210
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Total	—	—	—	—	—	—	—	—	—	—	986	2,160	3,145	3.74	2.20	—	3,893
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	25.7	163	189	0.11	0.06	—	209
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	11.0	15.6	26.6	0.04	0.02	—	34.8
General Office Building	—	—	—	—	—	—	—	—	—	—	126	179	305	0.46	0.28	—	400
Total	—	—	—	—	—	—	—	—	—	—	163	358	521	0.62	0.36	—	645

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

Single Family Housing	—	—	—	—	—	—	—	—	—	—	799	0.00	799	79.8	0.00	—	2,795
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	353	0.00	353	35.2	0.00	—	1,234
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Total	—	—	—	—	—	—	—	—	—	—	2,160	0.00	2,160	216	0.00	—	7,556
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	799	0.00	799	79.8	0.00	—	2,795
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	353	0.00	353	35.2	0.00	—	1,234
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Total	—	—	—	—	—	—	—	—	—	—	2,160	0.00	2,160	216	0.00	—	7,556
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13.2	0.00	—	463
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	58.4	0.00	58.4	5.84	0.00	—	204
General Office Building	—	—	—	—	—	—	—	—	—	—	167	0.00	167	16.7	0.00	—	584
Total	—	—	—	—	—	—	—	—	—	—	358	0.00	358	35.7	0.00	—	1,251

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28.9	28.9
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.08	6.08
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.9	39.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28.9	28.9
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.08	6.08
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.9	39.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.78	4.78
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.01	1.01
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.81	0.81
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.60	6.60

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

#### 4.9. User Defined Emissions By Equipment Type

##### 4.9.1. Unmitigated

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

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

### 4.10. Soil Carbon Accumulation By Vegetation Type

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	98,858	98,858	98,858	36,083,170

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	885
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2069
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)
8590839.75	2,863,613	2,831,925	943,975	—

5.10.3. Landscape Equipment

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

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
----------	----------------------	-----	-----	-----	-----------------------

Single Family Housing	12,545,077	204	0.0330	0.0040	82,553,345
Apartments Mid Rise	2,626,588	204	0.0330	0.0040	22,130,563
General Office Building	41,977,134	204	0.0330	0.0040	45,429,570

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	72,690,332	353,754,320
Apartments Mid Rise	31,092,771	0.00
General Office Building	357,463,446	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	1,482	—
Apartments Mid Rise	654	—
General Office Building	1,870	—

## 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	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

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

## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

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

### 5.16.2. Process Boilers

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

## 5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

# Solvang General Plan Update - Alternative 4 Custom Report

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5.18.2. Sequestration

5.18.2.1. Unmitigated

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Solvang General Plan Update - Alternative 4
Construction Start Date	1/1/2024
Operational Year	2045
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	25.4
Location	Solvang, CA 93463, USA
County	Santa Barbara
City	Solvang
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3364
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 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	2,033	Dwelling Unit	660	3,964,350	23,812,238	—	5,814	—
Apartments Mid Rise	870	Dwelling Unit	22.9	835,200	0.00	—	2,488	—
General Office Building	2,011	1000sqft	46.2	2,011,230	0.00	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	189	49.3	361	0.73	3.45	69.0	72.4	3.38	17.4	20.8	3,122	131,417	134,539	227	4.40	48.0	141,578
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	161	47.7	101	0.71	3.22	69.0	72.2	3.21	17.4	20.6	3,122	129,590	132,712	227	4.45	39.5	139,757
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	175	48.8	226	0.72	3.33	67.9	71.2	3.29	17.1	20.4	3,122	130,045	133,166	227	4.45	43.0	140,215
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	31.9	8.91	41.3	0.13	0.61	12.4	13.0	0.60	3.13	3.73	517	21,530	22,047	37.6	0.74	7.13	23,214

### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.55	8.85	87.0	0.48	0.19	69.0	69.2	0.18	17.4	17.6	—	49,157	49,157	0.26	1.49	8.76	49,616
Area	187	2.26	253	0.01	0.23	—	0.23	0.17	—	0.17	0.00	800	800	0.03	0.01	—	803
Energy	2.19	38.2	21.3	0.24	3.03	—	3.03	3.03	—	3.03	—	79,320	79,320	9.35	0.71	—	79,766
Water	—	—	—	—	—	—	—	—	—	—	982	2,141	3,123	3.72	2.19	—	3,867
Waste	—	—	—	—	—	—	—	—	—	—	2,140	0.00	2,140	214	0.00	—	7,486
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.3	39.3
Total	189	49.3	361	0.73	3.45	69.0	72.4	3.38	17.4	20.8	3,122	131,417	134,539	227	4.40	48.0	141,578
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.54	9.50	79.7	0.47	0.19	69.0	69.2	0.18	17.4	17.6	—	48,130	48,130	0.25	1.55	0.23	48,598
Area	158	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	2.19	38.2	21.3	0.24	3.03	—	3.03	3.03	—	3.03	—	79,320	79,320	9.35	0.71	—	79,766
Water	—	—	—	—	—	—	—	—	—	—	982	2,141	3,123	3.72	2.19	—	3,867
Waste	—	—	—	—	—	—	—	—	—	—	2,140	0.00	2,140	214	0.00	—	7,486
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.3	39.3
Total	161	47.7	101	0.71	3.22	69.0	72.2	3.21	17.4	20.6	3,122	129,590	132,712	227	4.45	39.5	139,757
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.54	9.51	80.0	0.47	0.19	67.9	68.1	0.18	17.1	17.3	—	48,189	48,189	0.26	1.55	3.78	48,660
Area	172	1.11	125	0.01	0.11	—	0.11	0.09	—	0.09	0.00	395	395	0.02	< 0.005	—	396
Energy	2.19	38.2	21.3	0.24	3.03	—	3.03	3.03	—	3.03	—	79,320	79,320	9.35	0.71	—	79,766
Water	—	—	—	—	—	—	—	—	—	—	982	2,141	3,123	3.72	2.19	—	3,867
Waste	—	—	—	—	—	—	—	—	—	—	2,140	0.00	2,140	214	0.00	—	7,486

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.3	39.3
Total	175	48.8	226	0.72	3.33	67.9	71.2	3.29	17.1	20.4	3,122	130,045	133,166	227	4.45	43.0	140,215
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.10	1.74	14.6	0.09	0.03	12.4	12.4	0.03	3.13	3.16	—	7,978	7,978	0.04	0.26	0.63	8,056
Area	31.4	0.20	22.8	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	65.3	65.3	< 0.005	< 0.005	—	65.6
Energy	0.40	6.97	3.89	0.04	0.55	—	0.55	0.55	—	0.55	—	13,132	13,132	1.55	0.12	—	13,206
Water	—	—	—	—	—	—	—	—	—	—	163	354	517	0.62	0.36	—	640
Waste	—	—	—	—	—	—	—	—	—	—	354	0.00	354	35.4	0.00	—	1,239
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.50	6.50
Total	31.9	8.91	41.3	0.13	0.61	12.4	13.0	0.60	3.13	3.73	517	21,530	22,047	37.6	0.74	7.13	23,214

## 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.

### 4.2. 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	6,889	6,889	1.11	0.14	—	6,957

Apartmen ts	—	—	—	—	—	—	—	—	—	—	—	1,443	1,443	0.23	0.03	—	1,457
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Total	—	—	—	—	—	—	—	—	—	—	—	31,791	31,791	5.14	0.62	—	32,106
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	6,889	6,889	1.11	0.14	—	6,957
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,443	1,443	0.23	0.03	—	1,457
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Total	—	—	—	—	—	—	—	—	—	—	—	31,791	31,791	5.14	0.62	—	32,106
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1,141	1,141	0.18	0.02	—	1,152
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	239	239	0.04	< 0.005	—	241
General Office Building	—	—	—	—	—	—	—	—	—	—	—	3,884	3,884	0.63	0.08	—	3,922
Total	—	—	—	—	—	—	—	—	—	—	—	5,263	5,263	0.85	0.10	—	5,315

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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.20	20.5	8.72	0.13	1.66	—	1.66	1.66	—	1.66	—	25,997	25,997	2.30	0.05	—	26,069
Apartments Mid Rise	0.32	5.49	2.34	0.04	0.44	—	0.44	0.44	—	0.44	—	6,972	6,972	0.62	0.01	—	6,992
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Total	2.19	38.2	21.3	0.24	3.03	—	3.03	3.03	—	3.03	—	47,529	47,529	4.21	0.09	—	47,660
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.20	20.5	8.72	0.13	1.66	—	1.66	1.66	—	1.66	—	25,997	25,997	2.30	0.05	—	26,069
Apartments Mid Rise	0.32	5.49	2.34	0.04	0.44	—	0.44	0.44	—	0.44	—	6,972	6,972	0.62	0.01	—	6,992
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Total	2.19	38.2	21.3	0.24	3.03	—	3.03	3.03	—	3.03	—	47,529	47,529	4.21	0.09	—	47,660
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.22	3.74	1.59	0.02	0.30	—	0.30	0.30	—	0.30	—	4,304	4,304	0.38	0.01	—	4,316
Apartments Mid Rise	0.06	1.00	0.43	0.01	0.08	—	0.08	0.08	—	0.08	—	1,154	1,154	0.10	< 0.005	—	1,158
General Office Building	0.12	2.23	1.87	0.01	0.17	—	0.17	0.17	—	0.17	—	2,410	2,410	0.21	< 0.005	—	2,417

Total	0.40	6.97	3.89	0.04	0.55	—	0.55	0.55	—	0.55	—	7,869	7,869	0.70	0.01	—	7,891
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### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

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

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	146	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	28.7	2.26	253	0.01	0.23	—	0.23	0.17	—	0.17	—	800	800	0.03	0.01	—	803
Total	187	2.26	253	0.01	0.23	—	0.23	0.17	—	0.17	0.00	800	800	0.03	0.01	—	803
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	146	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	158	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	26.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	2.58	0.20	22.8	< 0.005	0.02	—	0.02	0.02	—	0.02	—	65.3	65.3	< 0.005	< 0.005	—	65.6
Total	31.4	0.20	22.8	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	65.3	65.3	< 0.005	< 0.005	—	65.6

### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	153	967	1,120	0.68	0.35	—	1,242
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	65.3	92.4	158	0.24	0.14	—	207
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Total	—	—	—	—	—	—	—	—	—	—	982	2,141	3,123	3.72	2.19	—	3,867

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	153	967	1,120	0.68	0.35	—	1,242
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	65.3	92.4	158	0.24	0.14	—	207
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Total	—	—	—	—	—	—	—	—	—	—	982	2,141	3,123	3.72	2.19	—	3,867
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	25.3	160	185	0.11	0.06	—	206
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	10.8	15.3	26.1	0.04	0.02	—	34.2
General Office Building	—	—	—	—	—	—	—	—	—	—	126	179	305	0.46	0.28	—	400
Total	—	—	—	—	—	—	—	—	—	—	163	354	517	0.62	0.36	—	640

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

Single Family Housing	—	—	—	—	—	—	—	—	—	—	785	0.00	785	78.5	0.00	—	2,746
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	347	0.00	347	34.7	0.00	—	1,213
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Total	—	—	—	—	—	—	—	—	—	—	2,140	0.00	2,140	214	0.00	—	7,486
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	785	0.00	785	78.5	0.00	—	2,746
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	347	0.00	347	34.7	0.00	—	1,213
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Total	—	—	—	—	—	—	—	—	—	—	2,140	0.00	2,140	214	0.00	—	7,486
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	130	0.00	130	13.0	0.00	—	455
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	57.4	0.00	57.4	5.74	0.00	—	201
General Office Building	—	—	—	—	—	—	—	—	—	—	167	0.00	167	16.7	0.00	—	584
Total	—	—	—	—	—	—	—	—	—	—	354	0.00	354	35.4	0.00	—	1,239

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28.4	28.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.98	5.98
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.3	39.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28.4	28.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.98	5.98
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	39.3	39.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.70	4.70
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.99	0.99
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.81	0.81
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.50	6.50

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

### 4.8. Stationary Emissions By Equipment Type

#### 4.8.1. Unmitigated

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

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

#### 4.9. User Defined Emissions By Equipment Type

##### 4.9.1. Unmitigated

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

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

### 4.10. Soil Carbon Accumulation By Vegetation Type

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	98,595	98,595	98,595	35,987,175

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	870
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2033
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)
8590839.75	2,863,613	2,831,925	943,975	—

### 5.10.3. Landscape Equipment

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

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
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Single Family Housing	12,326,797	204	0.0330	0.0040	81,116,941
Apartments Mid Rise	2,582,069	204	0.0330	0.0040	21,755,469
General Office Building	41,977,134	204	0.0330	0.0040	45,429,570

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	71,425,541	347,599,095
Apartments Mid Rise	30,565,775	0.00
General Office Building	357,463,446	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	1,457	—
Apartments Mid Rise	643	—
General Office Building	1,870	—

## 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	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

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

### 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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## 5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

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

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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# Solvang General Plan Update - Existing Custom Report

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5.18.2. Sequestration

5.18.2.1. Unmitigated

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Solvang General Plan Update - Existing
Construction Start Date	1/1/2024
Operational Year	2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	25.4
Location	Solvang, CA 93463, USA
County	Santa Barbara
City	Solvang
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3364
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 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
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Single Family Housing	1,797	Dwelling Unit	583	3,504,150	21,048,004	—	5,139	—
Apartments Mid Rise	769	Dwelling Unit	20.2	738,240	0.00	—	2,199	—
General Office Building	1,888	1000sqft	43.3	1,887,950	0.00	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	174	62.5	379	0.81	3.36	55.9	59.3	3.28	14.2	17.4	2,856	134,836	137,693	207	5.86	310	144,936
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	147	62.0	141	0.79	3.14	55.9	59.0	3.11	14.2	17.3	2,856	133,083	135,940	207	5.94	42.1	142,937
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	160	63.1	253	0.80	3.25	55.0	58.2	3.19	13.9	17.1	2,856	133,501	136,358	207	5.94	154	143,467
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	29.3	11.5	46.3	0.15	0.59	10.0	10.6	0.58	2.54	3.13	473	22,103	22,576	34.3	0.98	25.4	23,753

### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.08	25.9	132	0.58	0.41	55.9	56.3	0.38	14.2	14.5	—	59,963	59,963	0.90	3.17	275	61,206
Area	170	2.14	227	0.01	0.22	—	0.22	0.17	—	0.17	0.00	727	727	0.03	0.01	—	729
Energy	1.97	34.4	19.4	0.22	2.73	—	2.73	2.73	—	2.73	—	72,195	72,195	8.54	0.66	—	72,604
Water	—	—	—	—	—	—	—	—	—	—	910	1,951	2,861	3.44	2.03	—	3,551
Waste	—	—	—	—	—	—	—	—	—	—	1,947	0.00	1,947	195	0.00	—	6,810
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0
Total	174	62.5	379	0.81	3.36	55.9	59.3	3.28	14.2	17.4	2,856	134,836	137,693	207	5.86	310	144,936
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.03	27.5	122	0.57	0.41	55.9	56.3	0.38	14.2	14.5	—	58,937	58,937	0.88	3.26	7.13	59,937
Area	143	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	1.97	34.4	19.4	0.22	2.73	—	2.73	2.73	—	2.73	—	72,195	72,195	8.54	0.66	—	72,604
Water	—	—	—	—	—	—	—	—	—	—	910	1,951	2,861	3.44	2.03	—	3,551
Waste	—	—	—	—	—	—	—	—	—	—	1,947	0.00	1,947	195	0.00	—	6,810
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0
Total	147	62.0	141	0.79	3.14	55.9	59.0	3.11	14.2	17.3	2,856	133,083	135,940	207	5.94	42.1	142,937
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.05	27.7	122	0.57	0.41	55.0	55.4	0.38	13.9	14.3	—	58,996	58,996	0.88	3.25	119	60,107
Area	156	1.05	112	0.01	0.11	—	0.11	0.08	—	0.08	0.00	358	358	0.02	< 0.005	—	360
Energy	1.97	34.4	19.4	0.22	2.73	—	2.73	2.73	—	2.73	—	72,195	72,195	8.54	0.66	—	72,604
Water	—	—	—	—	—	—	—	—	—	—	910	1,951	2,861	3.44	2.03	—	3,551
Waste	—	—	—	—	—	—	—	—	—	—	1,947	0.00	1,947	195	0.00	—	6,810

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0
Total	160	63.1	253	0.80	3.25	55.0	58.2	3.19	13.9	17.1	2,856	133,501	136,358	207	5.94	154	143,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.37	5.05	22.3	0.10	0.07	10.0	10.1	0.07	2.54	2.61	—	9,768	9,768	0.15	0.54	19.6	9,951
Area	28.6	0.19	20.4	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	59.3	59.3	< 0.005	< 0.005	—	59.6
Energy	0.36	6.28	3.54	0.04	0.50	—	0.50	0.50	—	0.50	—	11,953	11,953	1.41	0.11	—	12,020
Water	—	—	—	—	—	—	—	—	—	—	151	323	474	0.57	0.34	—	588
Waste	—	—	—	—	—	—	—	—	—	—	322	0.00	322	32.2	0.00	—	1,128
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.79	5.79
Total	29.3	11.5	46.3	0.15	0.59	10.0	10.6	0.58	2.54	3.13	473	22,103	22,576	34.3	0.98	25.4	23,753

## 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.

### 4.2. 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	6,089	6,089	0.99	0.12	—	6,149

Apartmen ts	—	—	—	—	—	—	—	—	—	—	—	1,275	1,275	0.21	0.03	—	1,288
General Office Building	—	—	—	—	—	—	—	—	—	—	—	22,021	22,021	3.56	0.43	—	22,239
Total	—	—	—	—	—	—	—	—	—	—	—	29,386	29,386	4.75	0.58	—	29,677
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	6,089	6,089	0.99	0.12	—	6,149
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,275	1,275	0.21	0.03	—	1,288
General Office Building	—	—	—	—	—	—	—	—	—	—	—	22,021	22,021	3.56	0.43	—	22,239
Total	—	—	—	—	—	—	—	—	—	—	—	29,386	29,386	4.75	0.58	—	29,677
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1,008	1,008	0.16	0.02	—	1,018
Apartmen ts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	211	211	0.03	< 0.005	—	213
General Office Building	—	—	—	—	—	—	—	—	—	—	—	3,646	3,646	0.59	0.07	—	3,682
Total	—	—	—	—	—	—	—	—	—	—	—	4,865	4,865	0.79	0.10	—	4,913

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.06	18.1	7.70	0.12	1.46	—	1.46	1.46	—	1.46	—	22,979	22,979	2.03	0.04	—	23,043
Apartments Mid Rise	0.28	4.86	2.07	0.03	0.39	—	0.39	0.39	—	0.39	—	6,163	6,163	0.55	0.01	—	6,180
General Office Building	0.63	11.5	9.62	0.07	0.87	—	0.87	0.87	—	0.87	—	13,667	13,667	1.21	0.03	—	13,705
Total	1.97	34.4	19.4	0.22	2.73	—	2.73	2.73	—	2.73	—	42,809	42,809	3.79	0.08	—	42,928
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.06	18.1	7.70	0.12	1.46	—	1.46	1.46	—	1.46	—	22,979	22,979	2.03	0.04	—	23,043
Apartments Mid Rise	0.28	4.86	2.07	0.03	0.39	—	0.39	0.39	—	0.39	—	6,163	6,163	0.55	0.01	—	6,180
General Office Building	0.63	11.5	9.62	0.07	0.87	—	0.87	0.87	—	0.87	—	13,667	13,667	1.21	0.03	—	13,705
Total	1.97	34.4	19.4	0.22	2.73	—	2.73	2.73	—	2.73	—	42,809	42,809	3.79	0.08	—	42,928
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.19	3.30	1.41	0.02	0.27	—	0.27	0.27	—	0.27	—	3,804	3,804	0.34	0.01	—	3,815
Apartments Mid Rise	0.05	0.89	0.38	0.01	0.07	—	0.07	0.07	—	0.07	—	1,020	1,020	0.09	< 0.005	—	1,023
General Office Building	0.11	2.09	1.76	0.01	0.16	—	0.16	0.16	—	0.16	—	2,263	2,263	0.20	< 0.005	—	2,269

Total	0.36	6.28	3.54	0.04	0.50	—	0.50	0.50	—	0.50	—	7,088	7,088	0.63	0.01	—	7,107
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### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

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

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	131	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	26.8	2.14	227	0.01	0.22	—	0.22	0.17	—	0.17	—	727	727	0.03	0.01	—	729
Total	170	2.14	227	0.01	0.22	—	0.22	0.17	—	0.17	0.00	727	727	0.03	0.01	—	729
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	131	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	143	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	23.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	2.41	0.19	20.4	< 0.005	0.02	—	0.02	0.02	—	0.02	—	59.3	59.3	< 0.005	< 0.005	—	59.6
Total	28.6	0.19	20.4	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	59.3	59.3	< 0.005	< 0.005	—	59.6

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	135	855	990	0.60	0.31	—	1,098
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	57.7	81.7	139	0.21	0.13	—	183
General Office Building	—	—	—	—	—	—	—	—	—	—	717	1,015	1,732	2.63	1.59	—	2,270
Total	—	—	—	—	—	—	—	—	—	—	910	1,951	2,861	3.44	2.03	—	3,551

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	135	855	990	0.60	0.31	—	1,098
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	57.7	81.7	139	0.21	0.13	—	183
General Office Building	—	—	—	—	—	—	—	—	—	—	717	1,015	1,732	2.63	1.59	—	2,270
Total	—	—	—	—	—	—	—	—	—	—	910	1,951	2,861	3.44	2.03	—	3,551
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	22.3	142	164	0.10	0.05	—	182
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	9.56	13.5	23.1	0.04	0.02	—	30.3
General Office Building	—	—	—	—	—	—	—	—	—	—	119	168	287	0.44	0.26	—	376
Total	—	—	—	—	—	—	—	—	—	—	151	323	474	0.57	0.34	—	588

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

Single Family Housing	—	—	—	—	—	—	—	—	—	—	694	0.00	694	69.3	0.00	—	2,428
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	306	0.00	306	30.6	0.00	—	1,072
General Office Building	—	—	—	—	—	—	—	—	—	—	946	0.00	946	94.6	0.00	—	3,311
Total	—	—	—	—	—	—	—	—	—	—	1,947	0.00	1,947	195	0.00	—	6,810
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	694	0.00	694	69.3	0.00	—	2,428
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	306	0.00	306	30.6	0.00	—	1,072
General Office Building	—	—	—	—	—	—	—	—	—	—	946	0.00	946	94.6	0.00	—	3,311
Total	—	—	—	—	—	—	—	—	—	—	1,947	0.00	1,947	195	0.00	—	6,810
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	115	0.00	115	11.5	0.00	—	402
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	50.7	0.00	50.7	5.07	0.00	—	177
General Office Building	—	—	—	—	—	—	—	—	—	—	157	0.00	157	15.7	0.00	—	548
Total	—	—	—	—	—	—	—	—	—	—	322	0.00	322	32.2	0.00	—	1,128

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.1	25.1
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.29	5.29
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.59	4.59
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.1	25.1
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.29	5.29
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.59	4.59
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.16	4.16
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.88	0.88
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.79	5.79

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

### 4.8. Stationary Emissions By Equipment Type

#### 4.8.1. Unmitigated

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

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

#### 4.9. User Defined Emissions By Equipment Type

##### 4.9.1. Unmitigated

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

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

### 4.10. Soil Carbon Accumulation By Vegetation Type

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	79,225	79,225	79,225	28,917,125

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	769
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1797
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)
8590839.75	2,863,613	2,831,925	943,975	—

### 5.10.3. Landscape Equipment

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

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
----------	----------------------	-----	-----	-----	-----------------------

Single Family Housing	10,895,845	204	0.0330	0.0040	71,700,513
Apartments Mid Rise	2,282,312	204	0.0330	0.0040	19,229,834
General Office Building	39,404,111	204	0.0330	0.0040	42,644,927

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	63,134,136	307,248,195
Apartments Mid Rise	27,017,335	0.00
General Office Building	335,552,430	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	1,287	—
Apartments Mid Rise	569	—
General Office Building	1,756	—

## 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	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

### 5.15. Operational Off-Road Equipment

#### 5.15.1. Unmitigated

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

### 5.16. Stationary Sources

#### 5.16.1. Emergency Generators and Fire Pumps

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

#### 5.16.2. Process Boilers

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

### 5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

### 5.18.1. Biomass Cover Type

#### 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

### 5.18.2. Sequestration

#### 5.18.2.1. Unmitigated

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

# Solvang General Plan Update - Proposed Project Custom Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Solvang General Plan Update - Proposed Project
Construction Start Date	1/1/2024
Operational Year	2045
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	25.4
Location	Solvang, CA 93463, USA
County	Santa Barbara
City	Solvang
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3364
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 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	2,145	Dwelling Unit	696	4,182,750	25,124,078	—	6,135	—
Apartments Mid Rise	918	Dwelling Unit	24.2	881,280	0.00	—	2,625	—
General Office Building	2,011	1000sqft	46.2	2,011,230	0.00	—	—	—
Enclosed Parking Structure	24.0	Space	0.22	9,600	0.00	—	—	—
Parking Lot	226	Space	2.03	0.00	0.00	—	—	—
Hotel	50.0	Room	1.67	72,600	0.00	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	198	52.9	370	0.77	3.62	69.1	72.8	3.55	17.5	21.0	3,214	137,130	140,344	235	5.20	166	147,944
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	168	51.2	97.2	0.75	3.38	69.1	72.5	3.37	17.5	20.9	3,214	135,319	138,532	235	5.25	155	146,135
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	183	52.4	229	0.75	3.50	68.0	71.5	3.46	17.2	20.7	3,214	135,789	139,003	235	5.25	160	146,610

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	33.3	9.57	41.7	0.14	0.64	12.4	13.0	0.63	3.14	3.77	532	22,481	23,013	39.0	0.87	26.4	24,273

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.55	10.4	81.7	0.50	0.20	69.1	69.3	0.19	17.5	17.7	—	51,579	51,579	0.27	2.24	11.3	52,265
Area	195	2.37	266	0.01	0.24	—	0.24	0.18	—	0.18	0.00	839	839	0.04	0.01	—	842
Energy	2.30	40.1	22.3	0.25	3.18	—	3.18	3.18	—	3.18	—	82,509	82,509	9.69	0.73	—	82,970
Water	—	—	—	—	—	—	—	—	—	—	997	2,203	3,200	3.78	2.22	—	3,956
Waste	—	—	—	—	—	—	—	—	—	—	2,217	0.00	2,217	222	0.00	—	7,756
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	155	155
Total	198	52.9	370	0.77	3.62	69.1	72.8	3.55	17.5	21.0	3,214	137,130	140,344	235	5.20	166	147,944
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.53	11.1	74.9	0.49	0.20	69.1	69.3	0.19	17.5	17.7	—	50,606	50,606	0.26	2.30	0.29	51,298
Area	165	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	2.30	40.1	22.3	0.25	3.18	—	3.18	3.18	—	3.18	—	82,509	82,509	9.69	0.73	—	82,970
Water	—	—	—	—	—	—	—	—	—	—	997	2,203	3,200	3.78	2.22	—	3,956
Waste	—	—	—	—	—	—	—	—	—	—	2,217	0.00	2,217	222	0.00	—	7,756
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	155	155
Total	168	51.2	97.2	0.75	3.38	69.1	72.5	3.37	17.5	20.9	3,214	135,319	138,532	235	5.25	155	146,135
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.54	11.1	75.2	0.49	0.20	68.0	68.2	0.19	17.2	17.4	—	50,663	50,663	0.26	2.30	4.86	51,358
Area	180	1.17	131	0.01	0.12	—	0.12	0.09	—	0.09	0.00	414	414	0.02	< 0.005	—	415
Energy	2.30	40.1	22.3	0.25	3.18	—	3.18	3.18	—	3.18	—	82,509	82,509	9.69	0.73	—	82,970
Water	—	—	—	—	—	—	—	—	—	—	997	2,203	3,200	3.78	2.22	—	3,956
Waste	—	—	—	—	—	—	—	—	—	—	2,217	0.00	2,217	222	0.00	—	7,756
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	155	155
Total	183	52.4	229	0.75	3.50	68.0	71.5	3.46	17.2	20.7	3,214	135,789	139,003	235	5.25	160	146,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.10	2.03	13.7	0.09	0.04	12.4	12.4	0.04	3.14	3.17	—	8,388	8,388	0.04	0.38	0.80	8,503
Area	32.8	0.21	23.9	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	68.5	68.5	< 0.005	< 0.005	—	68.7
Energy	0.42	7.32	4.08	0.05	0.58	—	0.58	0.58	—	0.58	—	13,660	13,660	1.60	0.12	—	13,737
Water	—	—	—	—	—	—	—	—	—	—	165	365	530	0.63	0.37	—	655
Waste	—	—	—	—	—	—	—	—	—	—	367	0.00	367	36.7	0.00	—	1,284
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.6	25.6
Total	33.3	9.57	41.7	0.14	0.64	12.4	13.0	0.63	3.14	3.77	532	22,481	23,013	39.0	0.87	26.4	24,273

## 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.

### 4.2. 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7,268	7,268	1.18	0.14	—	7,340
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,523	1,523	0.25	0.03	—	1,538
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	18.8	18.8	< 0.005	< 0.005	—	19.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	43.4	43.4	0.01	< 0.005	—	43.8
Hotel	—	—	—	—	—	—	—	—	—	—	—	251	251	0.04	< 0.005	—	253
Total	—	—	—	—	—	—	—	—	—	—	—	32,563	32,563	5.27	0.64	—	32,885
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7,268	7,268	1.18	0.14	—	7,340
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,523	1,523	0.25	0.03	—	1,538
General Office Building	—	—	—	—	—	—	—	—	—	—	—	23,459	23,459	3.80	0.46	—	23,691
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	18.8	18.8	< 0.005	< 0.005	—	19.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	43.4	43.4	0.01	< 0.005	—	43.8

Hotel	—	—	—	—	—	—	—	—	—	—	—	251	251	0.04	< 0.005	—	253
Total	—	—	—	—	—	—	—	—	—	—	—	32,563	32,563	5.27	0.64	—	32,885
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1,203	1,203	0.19	0.02	—	1,215
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	252	252	0.04	< 0.005	—	255
General Office Building	—	—	—	—	—	—	—	—	—	—	—	3,884	3,884	0.63	0.08	—	3,922
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	3.11	3.11	< 0.005	< 0.005	—	3.14
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	7.18	7.18	< 0.005	< 0.005	—	7.25
Hotel	—	—	—	—	—	—	—	—	—	—	—	41.5	41.5	0.01	< 0.005	—	41.9
Total	—	—	—	—	—	—	—	—	—	—	—	5,391	5,391	0.87	0.11	—	5,444

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.26	21.6	9.20	0.14	1.75	—	1.75	1.75	—	1.75	—	27,429	27,429	2.43	0.05	—	27,505
Apartments Mid Rise	0.34	5.80	2.47	0.04	0.47	—	0.47	0.47	—	0.47	—	7,357	7,357	0.65	0.01	—	7,377

General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.03	0.50	0.42	< 0.005	0.04	—	0.04	0.04	—	0.04	—	601	601	0.05	< 0.005	—	603
Total	2.30	40.1	22.3	0.25	3.18	—	3.18	3.18	—	3.18	—	49,946	49,946	4.42	0.09	—	50,085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.26	21.6	9.20	0.14	1.75	—	1.75	1.75	—	1.75	—	27,429	27,429	2.43	0.05	—	27,505
Apartments Mid Rise	0.34	5.80	2.47	0.04	0.47	—	0.47	0.47	—	0.47	—	7,357	7,357	0.65	0.01	—	7,377
General Office Building	0.67	12.2	10.3	0.07	0.93	—	0.93	0.93	—	0.93	—	14,560	14,560	1.29	0.03	—	14,600
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.03	0.50	0.42	< 0.005	0.04	—	0.04	0.04	—	0.04	—	601	601	0.05	< 0.005	—	603
Total	2.30	40.1	22.3	0.25	3.18	—	3.18	3.18	—	3.18	—	49,946	49,946	4.42	0.09	—	50,085
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.23	3.94	1.68	0.03	0.32	—	0.32	0.32	—	0.32	—	4,541	4,541	0.40	0.01	—	4,554

Apartments Mid Rise	0.06	1.06	0.45	0.01	0.09	—	0.09	0.09	—	0.09	—	1,218	1,218	0.11	< 0.005	—	1,221
General Office Building	0.12	2.23	1.87	0.01	0.17	—	0.17	0.17	—	0.17	—	2,410	2,410	0.21	< 0.005	—	2,417
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.01	0.09	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	99.5	99.5	0.01	< 0.005	—	99.8
Total	0.42	7.32	4.08	0.05	0.58	—	0.58	0.58	—	0.58	—	8,269	8,269	0.73	0.02	—	8,292

### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	153	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	30.1	2.37	266	0.01	0.24	—	0.24	0.18	—	0.18	—	839	839	0.04	0.01	—	842

Total	195	2.37	266	0.01	0.24	—	0.24	0.18	—	0.18	0.00	839	839	0.04	0.01	—	842
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	153	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	12.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	165	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	27.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	2.71	0.21	23.9	< 0.005	0.02	—	0.02	0.02	—	0.02	—	68.5	68.5	< 0.005	< 0.005	—	68.7
Total	32.8	0.21	23.9	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	68.5	68.5	< 0.005	< 0.005	—	68.7

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	161	1,021	1,182	0.72	0.37	—	1,311
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	68.9	97.5	166	0.25	0.15	—	218
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	2.71	3.84	6.55	0.01	0.01	—	8.58
Total	—	—	—	—	—	—	—	—	—	—	997	2,203	3,200	3.78	2.22	—	3,956
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	161	1,021	1,182	0.72	0.37	—	1,311
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	68.9	97.5	166	0.25	0.15	—	218
General Office Building	—	—	—	—	—	—	—	—	—	—	764	1,081	1,845	2.80	1.69	—	2,418
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Hotel	—	—	—	—	—	—	—	—	—	—	2.71	3.84	6.55	0.01	0.01	—	8.58
Total	—	—	—	—	—	—	—	—	—	—	997	2,203	3,200	3.78	2.22	—	3,956
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	26.7	169	196	0.12	0.06	—	217
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	11.4	16.1	27.6	0.04	0.03	—	36.1
General Office Building	—	—	—	—	—	—	—	—	—	—	126	179	305	0.46	0.28	—	400
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	0.45	0.63	1.08	< 0.005	< 0.005	—	1.42
Total	—	—	—	—	—	—	—	—	—	—	165	365	530	0.63	0.37	—	655

#### 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	828	0.00	828	82.8	0.00	—	2,898

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	366	0.00	366	36.6	0.00	—	1,280
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	14.8	0.00	14.8	1.47	0.00	—	51.6
Total	—	—	—	—	—	—	—	—	—	—	2,217	0.00	2,217	222	0.00	—	7,756
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	828	0.00	828	82.8	0.00	—	2,898
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	366	0.00	366	36.6	0.00	—	1,280
General Office Building	—	—	—	—	—	—	—	—	—	—	1,008	0.00	1,008	101	0.00	—	3,527
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	14.8	0.00	14.8	1.47	0.00	—	51.6
Total	—	—	—	—	—	—	—	—	—	—	2,217	0.00	2,217	222	0.00	—	7,756
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	137	0.00	137	13.7	0.00	—	480
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	60.6	0.00	60.6	6.05	0.00	—	212
General Office Building	—	—	—	—	—	—	—	—	—	—	167	0.00	167	16.7	0.00	—	584
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	2.44	0.00	2.44	0.24	0.00	—	8.55
Total	—	—	—	—	—	—	—	—	—	—	367	0.00	367	36.7	0.00	—	1,284

## 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	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.0	30.0
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.31	6.31
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89

Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	113	113
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	155	155
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.0	30.0
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.31	6.31
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.89	4.89
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	113	113
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	155	155
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.96	4.96
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.04	1.04
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.81	0.81
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.8	18.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.6	25.6

## 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)

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

#### 4.8. Stationary Emissions By Equipment Type

##### 4.8.1. Unmitigated

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

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

## 4.9. User Defined Emissions By Equipment Type

### 4.9.1. Unmitigated

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

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

## 4.10. Soil Carbon Accumulation By Vegetation Type

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

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

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

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

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

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequeste red	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequeste red	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
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Total all Land Uses	0.00	0.00	0.00	0.00	98,343	98,343	98,343	35,895,195
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## 5.10. Operational Area Sources

### 5.10.1. Hearths

#### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	918
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2145
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)
8590839.75	2,863,613	2,831,925	943,975	5,881

### 5.10.3. Landscape Equipment

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

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	13,005,892	204	0.0330	0.0040	85,585,754
Apartments Mid Rise	2,724,528	204	0.0330	0.0040	22,955,771
General Office Building	41,977,134	204	0.0330	0.0040	45,429,570
Enclosed Parking Structure	33,614	204	0.0330	0.0040	0.00
Parking Lot	77,615	204	0.0330	0.0040	0.00
Hotel	448,338	204	0.0330	0.0040	1,875,022

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	75,360,446	366,748,677

Apartments Mid Rise	32,252,163	0.00
General Office Building	357,463,446	0.00
Enclosed Parking Structure	0.00	0.00
Parking Lot	0.00	0.00
Hotel	1,268,339	0.00

### 5.13. Operational Waste Generation

#### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	1,537	—
Apartments Mid Rise	679	—
General Office Building	1,870	—
Enclosed Parking Structure	0.00	—
Parking Lot	0.00	—
Hotel	27.4	—

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

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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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### 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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## 5.17. User Defined

Equipment Type	Fuel Type
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## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

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

#### 5.18.1.1. Unmitigated

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

#### 5.18.2.1. Unmitigated

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

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Regionally Documented Special-Status Species

**Appendix D – Regionally Documented Special-Status Species**

Scientific Name Common Name	Status	Habitat Requirements
<b>Plants and Lichens</b>		
<i>Agrostis hooveri</i> Hoover's bent grass	None/None G2/S2 1B.2	Perennial herb. Chaparral, cismontane woodland, closed-cone coniferous forest, valley and foothill grassland. Sandy (usually). Elevations: 20-2000ft. (6-610m.) Blooms Apr-Jul.
<i>Arctostaphylos purissima</i> La Purisima manzanita	None/None G2/S2 1B.1	Perennial evergreen shrub. Chaparral, coastal scrub. Sandstone outcrops, sandy soil. Elevations: 195-1280ft. (60-390m.) Blooms Nov-May.
<i>Arctostaphylos refugioensis</i> Refugio manzanita	None/None G3/S3 1B.2	Perennial evergreen shrub. Chaparral. On sandstone. Elevations: 900-2690ft. (274-820m.) Blooms (May)Dec-Mar.
<i>Arctostaphylos rudis</i> sand mesa manzanita	None/None G2/S2 1B.2	Perennial evergreen shrub. Chaparral, coastal scrub. Sandy. Elevations: 80-1055ft. (25-322m.) Blooms Nov-Feb.
<i>Astragalus didymocarpus</i> var. <i>milesianus</i> Miles' milk-vetch	None/None G5T2/S2 1B.2	Annual herb. Coastal scrub. Clay soils. Elevations: 65-295ft. (20-90m.) Blooms Mar-Jun.
<i>Atriplex serenana</i> var. <i> davidsonii</i> Davidson's saltscale	None/None G5T1/S1 1B.2	Annual herb. Coastal bluff scrub, coastal scrub. Alkaline. Elevations: 35-655ft. (10-200m.) Blooms Apr-Oct.
<i>Calochortus fimbriatus</i> late-flowered mariposa-lily	None/None G3/S3 1B.3	Perennial bulbiferous herb. Chaparral, cismontane woodland, riparian woodland. Serpentinite (sometimes). Elevations: 900-6250ft. (275-1905m.) Blooms Jun-Aug.
<i>Caulanthus amplexicaulis</i> var. <i>barbarae</i> Santa Barbara jewelflower	None/None G4T2/S2 1B.1	Annual herb. Chaparral, cismontane woodland, closed-cone coniferous forest. Serpentinite. Elevations: 1540-4005ft. (470-1220m.) Blooms May-Jul.
<i>Ceanothus impressus</i> var. <i>impressus</i> Santa Barbara ceanothus	None/None G3T3/S3 1B.2	Perennial shrub. Chaparral. Sandy. Elevations: 130-1540ft. (40-470m.) Blooms Feb-Apr.
<i>Cirsium scariosum</i> var. <i>loncholepis</i> La Graciosa thistle	FE/ST G5T1/S1 1B.1	Perennial herb. Cismontane woodland, coastal dunes, coastal scrub, marshes and swamps, valley and foothill grassland. Mesic, sandy. Elevations: 15-720ft. (4-220m.) Blooms May-Aug.
<i>Cladium californicum</i> California saw-grass	None/None G4/S2 2B.2	Perennial rhizomatous herb. Marshes and swamps, meadows, and seeps. Freshwater or alkaline moist habitats. Elevations: 195-5250ft. (60-1600m.) Blooms Jun-Sep.
<i>Cordylanthus rigidus</i> ssp. <i>Littoralis</i> seaside bird's-beak	None/SE G5T2/S2 1B.1	Annual herb (hemiparasitic). Chaparral, cismontane woodland, closed-cone coniferous forest, coastal dunes, coastal scrub. Disturbed areas (often), sandy. Elevations: 0-1690ft. (0-515m.) Blooms Apr-Oct.
<i>Deinandra increscens</i> ssp. <i>Villosa</i> Gaviota tarplant	FE/SE G3T2/S2 1B.1	Annual herb. Coastal bluff scrub, coastal scrub, valley and foothill grassland. Known from coastal terrace near Gaviota; sandy blowouts amid sandy loam soil; grassland/coast scrub ecotone. Elevations: 65-1410ft. (20-430m.) Blooms May-Oct.
<i>Delphinium parryi</i> ssp. <i>Blochmaniae</i> dune larkspur	None/None G4T2/S2 1B.2	Perennial herb. Chaparral, coastal dunes. On rocky areas and dunes. Elevations: 0-655ft. (0-200m.) Blooms Apr-Jun.

City of Solvang  
**Solvang Comprehensive General Plan Update and Rezoning**

Scientific Name Common Name	Status	Habitat Requirements
<i>Delphinium umbraculorum</i> umbrella larkspur	None/None G3/S3 1B.3	Perennial herb. Chaparral, cismontane woodland. Mesic sites. Elevations: 1310-5250ft. (400-1600m.) Blooms Apr-Jun.
<i>Diplacus vandenbergensis</i> Vandenberg monkeyflower	FE/None G1/S1 1B.1	Annual herb. Chaparral, cismontane woodland, coastal dunes. Sandy, often disturbed areas. Elevations: 195-395ft. (60-120m.) Blooms Apr-Jun.
<i>Eriodictyon capitatum</i> Lompoc yerba santa	FE/SR G2/S2 1B.2	Perennial evergreen shrub. Chaparral, closed-cone coniferous forest, coastal bluff scrub. Sandy soils on terraces. Elevations: 130-2955ft. (40-900m.) Blooms May-Sep.
<i>Fritillaria ojaiensis</i> Ojai fritillary	None/None G3/S3 1B.2	Perennial bulbiferous herb. Broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest. Rocky sites. Sometimes on serpentine; sometimes along roadsides. Elevations: 740-3275ft. (225-998m.) Blooms Feb-May.
<i>Horkelia cuneata</i> var. <i>puberula</i> mesa horkelia	None/None G4T1/S1 1B.1	Perennial herb. Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. Elevations: 230-2660ft. (70-810m.) Blooms Feb-Jul (Sep).
<i>Horkelia cuneata</i> var. <i>sericea</i> Kellogg's horkelia	None/None G4T1/S1 1B.1	Perennial herb. Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub. Old dunes, coastal sandhills; openings. Sandy or gravelly soils. Elevations: 35-655ft. (10-200m.) Blooms Apr-Sep.
<i>Lasthenia glabrata</i> ssp. <i>Coulteri</i> Coulter's goldfields	None/None G4T2/S2 1B.1	Annual herb. Marshes and swamps, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. 1-. Elevations: 5-4005ft. (1-1220m.) Blooms Feb-Jun.
<i>Layia erubescens</i> blushing layia	None/None G2/S2 1B.2	Coastal dunes, coastal scrub. Prefers loose, fine sand of stabilized dunes and sandhills. 10-245m. Blooms (Feb)Mar-May (Jun).
<i>Lonicera subspicata</i> var. <i>subspicata</i> Santa Barbara honeysuckle	None/None G5T2/S2 1B.2	Perennial evergreen shrub. Chaparral, cismontane woodland, coastal scrub. Elevations: 35-3280ft. (10-1000m.) Blooms (Feb)May-Aug (Dec).
<i>Monardella hypoleuca</i> ssp. <i>Hypoleuca</i> white-veined monardella	None/None G4T3/S3 1B.3	Perennial herb. Chaparral, cismontane woodland. Dry slopes. Elevations: 165-5005ft. (50-1525m.) Blooms (Apr)May-Aug (Sep-Dec).
<i>Monardella sinuata</i> ssp. <i>Sinuata</i> southern curly-leaved monardella	None/None G3T2/S2 1B.2	Annual herb. Chaparral, cismontane woodland, coastal dunes, coastal scrub. Sandy soils. Elevations: 0-985ft. (0-300m.) Blooms Apr-Sep.
<i>Muhlenbergia utilis</i> aparejo grass	None/None G4/S2S3 2B.2	Perennial rhizomatous herb. Chaparral, cismontane woodland, coastal scrub, marshes and swamps, meadows, and seeps. Alkaline (sometimes), Serpentinite (sometimes). Elevations: 80-7630ft. (25-2325m.) Blooms Mar-Oct.
<i>Pelazoneuron puberulum</i> var. <i>sonorense</i> Sonoran maiden fern	None/None G5T3/S2 2B.2	Meadows and seeps. Along streams, seepage areas. 50-610m. Blooms Jan-Sep.
<i>Scrophularia atrata</i> black-flowered figwort	None/None G2/S2 1B.2	Perennial herb. Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub, riparian scrub. Sand, diatomaceous shales, and soils derived from other parent material; around swales and in sand dunes. Elevations: 35-1640ft. (10-500m.) Blooms Mar-Jul.

Scientific Name Common Name	Status	Habitat Requirements
<i>Senecio aphanactis</i> chaparral ragwort	None/None G3/S2 2B.2	Annual herb. Chaparral, cismontane woodland, coastal scrub. Drying alkaline flats. Elevations: 50-2625ft. (15-800m.) Blooms Jan-Apr (May).
<i>Thermopsis macrophylla</i> Santa Ynez false lupine	None/SR G1/S1 1B.3	Perennial rhizomatous herb. Chaparral. In open areas such as fuel breaks, after burns; on sandstone. Elevations: 1395-4595ft. (425-1400m.) Blooms Apr-Jun.
<b>Animals</b>		
<b>Invertebrates</b>		
<i>Bombus crotchii</i> Crotch's bumblebee	None/SCE G2/S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> .
<i>Danaus plexippus plexippus</i> pop. 1 monarch- California overwintering population	FC/None G4T1T2Q/S2	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.
<b>Fish</b>		
<i>Eucyclogobius newberryi</i> tidewater goby	FE/None G3/S3	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.
<i>Oncorhynchus mykiss irideus</i> pop. 10 steelhead-southern California DPS	FE/SCE G5T1Q/S1	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.
<b>Amphibians</b>		
<i>Rana boylei</i> pop. 6 foothill yellow-legged frog - south coast DPS	FE/SE G3T1/S1	Southern Coast Ranges from Monterey Bay south through San Gabriel Mountains; west of the Salinas River in Monterey Co, south through Transverse Ranges, and east through San Gabriel Mountains. Historically may have ranged to Baja California. Partly shaded shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis.
<i>Rana draytonii</i> California red-legged frog	FT/None G2G3/S2S3 SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.
<i>Spea hammondi</i> western spadefoot	None/None G2G3/S3S4 SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.
<i>Taricha torosa</i> coast range newt	None/None G4/S4 SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.

City of Solvang  
**Solvang Comprehensive General Plan Update and Rezoning**

Scientific Name Common Name	Status	Habitat Requirements
<b>Reptiles</b>		
<i>Anniella pulchra</i> northern California legless lizard	None/None G3/S2S3 SSC	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.
<i>Emys marmorata</i> western pond turtle	PT/None G3G4/S3 SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.
<i>Phrynosoma blainvillii</i> coast horned lizard	None/None G4/S4 SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.
<i>Thamnophis hammondi</i> two-striped gartersnake	None/None G4/S3S4 SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
<b>Birds</b>		
<i>Accipiter cooperii</i> Cooper's hawk	None/None G5/S4 WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.
<i>Buteo regalis</i> ferruginous hawk	None/None G4/S3S4 WL	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.
<i>Empidonax traillii extimus</i> southwestern willow flycatcher	FE/SE G5T2/S3	Riparian woodlands in Southern California.
<i>Falco mexicanus</i> prairie falcon	None/None G5/S4 WL	Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.
<i>Progne subis</i> purple martin	None/None G5/S3 SSC	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine. Nests in old woodpecker cavities mostly; also in human-made structures. Nest often located in tall, isolated tree/snag.
<i>Vireo bellii pusillus</i> least Bell's vireo	FE/SE G5T2/S3	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.
<b>Mammals</b>		
<i>Antrozous pallidus</i> pallid bat	None/None G4/S3 SSC	Found in a variety of habitats including deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in crevices of rock outcrops, caves, mine tunnels, buildings, bridges, and hollows of live and dead trees which must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.

Scientific Name Common Name	Status	Habitat Requirements
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	None/None G4/S2 SSC	Occurs throughout California in a wide variety of habitats. Most common in mesic sites, typically coniferous or deciduous forests. Roosts in the open, hanging from walls & ceilings in caves, lava tubes, bridges, and buildings. This species is extremely sensitive to human disturbance.
<i>Taxidea taxus</i> American badger	None/None G5/S3 SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.

**Note:** Table includes special-status plant and wildlife species with the potential to occur within the City's Planning Area, based on a query of the California Department of Fish and Wildlife California Natural Diversity Database (2023) of the city limits of Thousand Oaks and a 5-mile radius and a 9-quadrangle query of the California Native Plant Society Inventory of Rare and Endangered Plants (2023). Species that occur in habitats that are not present within the City's Planning Area and species known to be extirpated from the region were excluded from the table.

**Status (Federal/State)**

- FE = Federal Endangered
- FT = Federal Threatened
- FD = Federal Delisted
- FC = Federal Candidate
- PT= Proposed Threatened
- SE = State Endangered
- ST = State Threatened
- SCE = State Candidate Endangered
- SCR = State Candidate Rare
- SR = State Rare
- SD = State Delisted
- SSC = CDFW Species of Special Concern
- FP = CDFW Fully Protected
- WL = CDFW Watch List
- USFS S = US Forest Service Sensitive
- BLM S = Bureau of Land Management Sensitive

**CRPR (CNPS California Rare Plant Rank)**

- 1B = Rare, Threatened, or Endangered in California and elsewhere
- 2B= Rare, Threatened, or Endangered in California, but more common elsewhere

**CRPR Threat Code Extension**

- .1 = Seriously endangered in California (>80% of occurrences threatened/high degree and immediacy of threat)
- .2 = Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)
- .3 = Not very endangered in California (<20% of occurrences threatened/low degree and immediacy of threat)

**Other Statuses**

- G1 or S1 Critically Imperiled Globally or Subnationally (state)
- G2 or S2 Imperiled Globally or Subnationally (state)
- G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state)
- G4/5 or S4/5 Apparently secure, common and abundant

**Additional notations may be provided as follows**

- T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)
- Q – Questionable taxonomy that may reduce conservation priority
- ? – Inexact numeric rank

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# Appendix E

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Energy Calculation Sheet

# Solvang 2045 General Plan

Last Updated: December 13 2023

**Populate one of the following tables (Leave the other blank):**

<b>Annual VMT</b>	<b>OR</b>	<b>Daily Vehicle Trips</b>
Annual VMT: 35,895,195		Daily Vehicle Trips: Trips: Average Trip Distance:

Fleet Class	Fleet Mix	Fuel Economy (MPG) [1]	
Light Duty Auto (LDA)	0.928000	Passenger Vehicles	24.1
Light Duty Truck 1 (LDT1)	0.000000	Light-Med Duty Trucks	17.6
Light Duty Truck 2 (LDT2)	0.000000	Heavy Trucks/Other	7.5
Medium Duty Vehicle (MDV)	0.000000	Motorcycles	44
Light Heavy Duty 1 (LHD1)	0.000000		
Light Heavy Duty 2 (LHD2)	0.000000		
Medium Heavy Duty (MHD)	0.000000		
Heavy Heavy Duty (HHD)	0.026400		
Other Bus (OBUS)	0.000000		
Urban Bus (UBUS)	0.000000		
Motorcycle (MCY)	0.000000		
School Bus (SBUS)	0.000000		
Motorhome (MH)	0.000000		

### Fleet Mix

Vehicle Type	Percent	Fuel Type	Annual VMT:		Fuel Consumption
			VMT	Vehicle Trips: VMT	(Gallons)
Passenger Vehicles	92.80%	<i>Gasoline</i>	33,310,741	0.00	1,382,188
Light-Medium Duty Trucks	0.00%	<i>Gasoline</i>	0	0.00	0
Heavy Trucks/Other	2.64%	<i>Diesel</i>	947,633	0.00	126,351
Motorcycle	0.00%	<i>Gasoline</i>	0	0.00	0

<b>Total Gasoline Consumption (gallons)</b>	<b>1,382,188</b>
<b>Total Diesel Consumption (gallons)</b>	<b>126,351</b>

**Sources:**

[1] United States Department of Transportation, Bureau of Transportation Statistics. 2021. National Transportation Statistics. Available at: <https://www.bts.gov/topics/national-transportation-statistics>.

# Appendix F

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Noise Modeling

City of Solvang  
**Solvang Comprehensive General Plan Update and Rezoning**

Traffic Noise Calculator: FHWA 77-108			Project: 20-10211 - Existing																			
ID	Output			Inputs													Auto Inputs					
	dBA at 50 feet			Distance to CNEL Contour			Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Receiver	Ground Absorption	Lane Distance
L <sub>eq,24hr</sub>	L <sub>dn</sub>	CNEL	70 dBA	65 dBA	60 dBA																	
1	65.8	67.8	68.8	42	89	193	SR 246	5th Street to Nykobing	15,621	35	0.0%	92.80%	4.6%	2.64%	75.0%	18.5%	6.5%	2	Soft	50	0.5	20
2	64.8	66.7	67.8	36	77	166	SR 246	4th Street to 5th Street	12,467	35	0.0%	92.80%	4.6%	2.64%	73.3%	20.6%	6.1%	2	Soft	50	0.5	20
3	64.9	66.9	68.0	37	79	170	SR 246	Alisal Road to 1st Street	12,667	35	0.0%	92.80%	4.6%	2.64%	72.1%	21.5%	6.3%	2	Soft	50	0.5	20
4	64.8	66.8	67.9	36	78	168	SR 246	Old Mill Road to Alisal Road	12,393	35	0.0%	92.80%	4.6%	2.64%	71.7%	21.9%	6.4%	2	Soft	50	0.5	20
5	65.4	67.4	68.5	40	86	185	SR 246	Alamo Pintado Road to Old Mill Road	14,292	35	0.0%	92.80%	4.6%	2.64%	72.1%	21.4%	6.4%	2	Soft	50	0.5	20
6	53.4	55.3	56.2	6	13	28	Alisal Road	Viborg Road to Eucalyptus Drive	1,231	35	0.0%	98.00%	0.0%	2.00%	77.5%	16.7%	5.8%	2	Soft	50	0.5	20
7	54.3	56.0	56.9	7	14	31	Alisal Road	Laurel Avenue to Maple Avenue	1,483	35	0.0%	98.00%	0.0%	2.00%	78.5%	15.9%	5.6%	2	Soft	50	0.5	20
8	54.3	56.1	57.0	7	15	32	Alisal Road	Maple Avenue to SR 246	1,515	35	0.0%	98.00%	0.0%	2.00%	78.4%	15.9%	5.7%	2	Soft	50	0.5	20
9	50.6	52.4	53.4	4	8	18	Alisal Road	SR 246 to Copenhagen Drive	1,240	25	0.0%	98.00%	0.0%	2.00%	75.7%	18.6%	5.7%	2	Soft	50	0.5	20
10	47.5	49.3	50.2	2	5	11	Alisal Road	Molle Way to Oak Street	606	25	0.0%	98.00%	0.0%	2.00%	77.2%	17.2%	5.6%	2	Soft	50	0.5	20
11	47.7	49.6	50.5	2	5	12	Alisal Road	Oak Street to Elverhoy Way	634	25	0.0%	98.00%	0.0%	2.00%	78.1%	15.7%	6.2%	2	Soft	50	0.5	20
12	34.0	35.4	36.3	0	1	1	Alisal Road	Fjord Drive to Rancho Alisal Drive	27	25	0.0%	98.00%	0.0%	2.00%	81.1%	14.4%	4.5%	2	Soft	50	0.5	20
13	55.6	57.5	58.3	8	18	38	Squire Lane	Viborg Road to Chalk Hill Road	2,033	35	0.0%	98.00%	0.0%	2.00%	79.8%	14.4%	5.9%	2	Soft	50	0.5	20
14	52.7	54.6	55.4	5	12	25	Atterdag Road	Chalk Hill Road to Laurel Avenue	2,004	25	0.0%	98.00%	0.0%	2.00%	78.5%	15.4%	6.1%	2	Soft	50	0.5	20
15	44.9	46.5	47.4	2	3	7	Atterdag Road	Laurel Avenue to Elm Avenue	336	25	0.0%	98.00%	0.0%	2.00%	79.6%	15.6%	4.9%	2	Soft	50	0.5	20
16	48.0	49.7	50.6	3	5	12	Atterdag Road	Elm Avenue to SR 246	681	25	0.0%	98.00%	0.0%	2.00%	79.1%	15.5%	5.4%	2	Soft	50	0.5	20
17	55.9	57.2	58.4	8	18	39	Atterdag Road	SR 246 to Copenhagen Drive	2,162	35	0.0%	98.00%	0.0%	2.00%	76.7%	19.2%	4.1%	2	Soft	50	0.5	20
18	51.6	52.0	53.5	4	9	19	Atterdag Road	Copenhagen Drive to Copenhagen Drive	807	35	0.0%	98.00%	0.0%	2.00%	77.3%	21.7%	1.0%	2	Soft	50	0.5	20
19	51.8	52.2	53.7	4	9	19	Atterdag Road	Copenhagen Drive Molle Way	838	35	0.0%	98.00%	0.0%	2.00%	77.8%	21.1%	1.1%	2	Soft	50	0.5	20
20	57.4	59.4	60.3	11	24	52	5th Street	Elm Avenue to SR 246	3,090	35	0.0%	98.00%	0.0%	2.00%	77.2%	16.4%	6.4%	2	Soft	50	0.5	20
21	57.5	59.9	60.5	12	25	54	5th Street	SR 246 to Copenhagen Drive	3,120	35	0.0%	98.00%	0.0%	2.00%	78.8%	12.9%	8.3%	2	Soft	50	0.5	20
22	57.5	59.9	60.6	12	25	55	5th Street	Copenhagen Drive to Oak Street	3,152	35	0.0%	98.00%	0.0%	2.00%	78.9%	12.9%	8.2%	2	Soft	50	0.5	20
23	54.2	56.1	57.0	7	15	32	Copenhagen Drive	Atterdag Road to 1st Street	1,465	35	0.0%	98.00%	0.0%	2.00%	76.0%	18.1%	5.9%	2	Soft	50	0.5	20
24	50.9	52.6	53.5	4	9	19	Viborg Road	Alisal Road to Squire Lane	687	35	0.0%	98.00%	0.0%	2.00%	78.7%	16.0%	5.3%	2	Soft	50	0.5	20
25	51.1	51.5	53.0	4	8	17	Molle Way	2nd Street to 1st Street	724	35	0.0%	98.00%	0.0%	2.00%	77.2%	21.9%	0.9%	1	Soft	50	0.5	6
26	38.1	40.2	41.3	1	1	3	Molle Way	1st Street to Alisal Road	36	35	0.0%	98.00%	0.0%	2.00%	72.1%	21.3%	6.6%	1	Soft	50	0.5	6
27	57.0	59.2	59.8	10	23	49	Oak Street	2nd Street to 1st Street	2,784	35	0.0%	98.00%	0.0%	2.00%	80.0%	12.8%	7.2%	2	Soft	50	0.5	20
28	50.1	51.8	52.7	4	8	16	Oak Street	1st Street to Alisal Road	572	35	0.0%	98.00%	0.0%	2.00%	78.7%	16.0%	5.3%	2	Soft	50	0.5	20
29	56.8	59.0	59.7	10	22	48	Oak Street	2nd Street to 5th Street	2,669	35	0.0%	98.00%	0.0%	2.00%	80.0%	12.6%	7.4%	2	Soft	50	0.5	20
30	37.1	38.8	39.7	0	1	2	Elverhoy Way	1st Street to Alisal Road	29	35	0.0%	98.00%	0.0%	2.00%	79.3%	15.5%	5.1%	2	Soft	50	0.5	20

Traffic Noise Calculator: FHWA 77-108

Project: 20-10211 - 2045 Future

ID	Output						Inputs													Auto Inputs		
	dBA at 50 feet			Distance to CNEL Contour			Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Receiver	Ground Absorption	Lane Distance
	L <sub>eq-24hr</sub>	L <sub>dn</sub>	CNEL	70 dBA	65 dBA	60 dBA																
1	66.7	68.7	69.6	47	101	217	SR 246	5th Street to Nykobing	19,003	35	0.0%	92.80%	4.6%	2.64%	76.8%	16.5%	6.7%	2	Soft	50	0.5	20
2	65.7	67.6	68.6	40	87	187	SR 246	4th Street to 5th Street	15,310	35	0.0%	92.80%	4.6%	2.64%	76.1%	17.7%	6.2%	2	Soft	50	0.5	20
3	65.8	67.7	68.7	41	88	190	SR 246	Alisal Road to 1st Street	15,581	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.2%	6.3%	2	Soft	50	0.5	20
4	65.7	67.7	68.6	41	88	189	SR 246	Old Mill Road to Alisal Road	15,381	35	0.0%	92.80%	4.6%	2.64%	75.4%	18.4%	6.2%	2	Soft	50	0.5	20
5	66.4	68.4	69.3	45	97	210	SR 246	Alamo Pintado Road to Old Mill Road	18,008	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.2%	6.3%	2	Soft	50	0.5	20
6	54.6	56.3	57.2	7	15	32	Alisal Road	Viborg Road to Eucalyptus Drive	1,590	35	0.0%	98.00%	0.0%	2.00%	78.9%	15.6%	5.5%	2	Soft	50	0.5	20
7	55.6	57.5	58.5	9	18	39	Alisal Road	Laurel Avenue to Maple Avenue	2,038	35	0.0%	98.00%	0.0%	2.00%	76.7%	17.3%	6.0%	2	Soft	50	0.5	20
8	55.6	57.5	58.5	9	18	40	Alisal Road	Maple Avenue to SR 246	2,024	35	0.0%	98.00%	0.0%	2.00%	76.2%	17.6%	6.2%	2	Soft	50	0.5	20
9	52.3	54.0	55.1	5	11	23	Alisal Road	SR 246 to Copenhagen Drive	1,825	25	0.0%	98.00%	0.0%	2.00%	75.8%	18.8%	5.4%	2	Soft	50	0.5	20
10	50.4	52.1	53.1	4	8	17	Alisal Road	Molle Way to Oak Street	1,192	25	0.0%	98.00%	0.0%	2.00%	76.8%	18.1%	5.1%	2	Soft	50	0.5	20
11	52.5	54.3	55.2	5	11	24	Alisal Road	Oak Street to Elverhoy Way	1,915	25	0.0%	98.00%	0.0%	2.00%	77.3%	17.0%	5.7%	2	Soft	50	0.5	20
12	51.2	52.9	53.9	4	9	20	Alisal Road	Fjord Drive to Rancho Alisal Drive	1,424	25	0.0%	98.00%	0.0%	2.00%	77.3%	17.6%	5.1%	2	Soft	50	0.5	20
13	57.3	58.9	59.7	10	22	47	Squire Lane	Viborg Road to Chalk Hill Road	3,012	35	0.0%	98.00%	0.0%	2.00%	82.5%	12.6%	4.8%	2	Soft	50	0.5	20
14	53.9	55.7	56.5	6	13	29	Atterdag Road	Chalk Hill Road to Laurel Avenue	2,667	25	0.0%	98.00%	0.0%	2.00%	80.7%	13.8%	5.5%	2	Soft	50	0.5	20
15	45.6	47.1	48.1	2	4	8	Atterdag Road	Laurel Avenue to Elm Avenue	392	25	0.0%	98.00%	0.0%	2.00%	79.4%	15.9%	4.7%	2	Soft	50	0.5	20
16	49.0	50.7	51.6	3	6	14	Atterdag Road	Elm Avenue to SR 246	857	25	0.0%	98.00%	0.0%	2.00%	79.2%	15.4%	5.3%	2	Soft	50	0.5	20
17	55.6	57.1	58.3	8	18	39	Atterdag Road	SR 246 to Copenhagen Drive	2,034	35	0.0%	98.00%	0.0%	2.00%	74.4%	21.1%	4.6%	2	Soft	50	0.5	20
18	50.2	50.8	53.0	4	8	17	Atterdag Road	Copenhagen Drive to Copenhagen Drive	585	35	0.0%	98.00%	0.0%	2.00%	64.5%	33.9%	1.6%	2	Soft	50	0.5	20
19	50.5	51.1	53.2	4	8	18	Atterdag Road	Copenhagen Drive Molle Way	626	35	0.0%	98.00%	0.0%	2.00%	65.9%	32.4%	1.8%	2	Soft	50	0.5	20
20	58.9	60.8	61.6	14	30	64	5th Street	Elm Avenue to SR 246	4,333	35	0.0%	98.00%	0.0%	2.00%	78.3%	15.7%	6.0%	2	Soft	50	0.5	20
21	58.1	60.8	61.6	14	29	64	5th Street	SR 246 to Copenhagen Drive	3,616	35	0.0%	98.00%	0.0%	2.00%	74.4%	16.1%	9.5%	2	Soft	50	0.5	20
22	58.2	60.8	61.6	14	30	64	5th Street	Copenhagen Drive to Oak Street	3,662	35	0.0%	98.00%	0.0%	2.00%	74.5%	16.1%	9.4%	2	Soft	50	0.5	20
23	54.5	56.4	57.3	7	15	33	Copenhagen Drive	Atterdag Road to 1st Street	1,586	35	0.0%	98.00%	0.0%	2.00%	77.7%	16.5%	5.8%	2	Soft	50	0.5	20
24	53.8	55.0	55.7	6	12	26	Viborg Road	Alisal Road to Squire Lane	1,351	35	0.0%	98.00%	0.0%	2.00%	85.4%	11.3%	3.3%	2	Soft	50	0.5	20
25	49.1	49.7	52.1	3	7	15	Molle Way	2nd Street to 1st Street	461	35	0.0%	98.00%	0.0%	2.00%	60.0%	38.3%	1.7%	1	Soft	50	0.5	6
26	38.6	40.5	41.7	1	1	3	Molle Way	1st Street to Alisal Road	40	35	0.0%	98.00%	0.0%	2.00%	72.0%	21.7%	6.4%	1	Soft	50	0.5	6
27	58.7	60.6	61.3	13	28	61	Oak Street	2nd Street to 1st Street	4,092	35	0.0%	98.00%	0.0%	2.00%	81.1%	12.5%	6.4%	2	Soft	50	0.5	20
28	53.8	55.5	56.5	6	13	29	Oak Street	1st Street to Alisal Road	1,323	35	0.0%	98.00%	0.0%	2.00%	77.9%	16.4%	5.7%	2	Soft	50	0.5	20
29	58.5	60.5	61.2	13	28	60	Oak Street	2nd Street to 5th Street	3,927	35	0.0%	98.00%	0.0%	2.00%	81.1%	12.4%	6.5%	2	Soft	50	0.5	20
30	38.8	40.4	41.3	1	1	3	Elverhoy Way	1st Street to Alisal Road	42	35	0.0%	98.00%	0.0%	2.00%	79.8%	15.4%	4.9%	2	Soft	50	0.5	20

City of Solvang  
**Solvang Comprehensive General Plan Update and Rezoning**

Traffic Noise Calculator: FHWA 77-108			Project: 20-10211 (Alternative #1 - No Project)																			
ID	Output			Inputs															Auto Inputs			
	dBA at 50 feet		Distance to CNEL Contour	70 dBA	65 dBA	60 dBA	Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Receiver	Ground Absorption	Lane Distance
1	66.6	68.7	69.6	47	101	217	SR 246	5th Street to Nykobing	18,873	35	0.0%	92.80%	4.6%	2.64%	76.5%	16.8%	6.7%	2	Soft	50	0.5	20
2	65.7	67.6	68.5	40	86	185	SR 246	4th Street to 5th Street	15,230	35	0.0%	92.80%	4.6%	2.64%	76.5%	17.5%	6.0%	2	Soft	50	0.5	20
3	65.6	67.5	68.5	40	86	185	SR 246	Alisal Road to 1st Street	14,986	35	0.0%	92.80%	4.6%	2.64%	75.7%	18.1%	6.2%	2	Soft	50	0.5	20
4	65.6	67.5	68.5	40	86	185	SR 246	Old Mill Road to Alisal Road	14,963	35	0.0%	92.80%	4.6%	2.64%	75.6%	18.3%	6.1%	2	Soft	50	0.5	20
5	66.2	68.1	69.1	44	94	202	SR 246	Alamo Pintado Road to Old Mill Road	17,063	35	0.0%	92.80%	4.6%	2.64%	75.4%	18.3%	6.3%	2	Soft	50	0.5	20
6	54.2	56.0	56.9	7	14	31	Alisal Road	Viborg Road to Eucalyptus Drive	1,479	35	0.0%	98.00%	0.0%	2.00%	78.4%	16.1%	5.6%	2	Soft	50	0.5	20
7	54.9	56.8	57.7	8	16	35	Alisal Road	Laurel Avenue to Maple Avenue	1,731	35	0.0%	98.00%	0.0%	2.00%	77.0%	17.0%	6.0%	2	Soft	50	0.5	20
8	55.0	56.9	57.8	8	17	36	Alisal Road	Maple Avenue to SR 246	1,743	35	0.0%	98.00%	0.0%	2.00%	76.6%	17.3%	6.2%	2	Soft	50	0.5	20
9	52.0	53.8	54.9	5	11	23	Alisal Road	SR 246 to Copenhagen Drive	1,720	25	0.0%	98.00%	0.0%	2.00%	75.3%	19.1%	5.6%	2	Soft	50	0.5	20
10	50.0	51.7	52.7	4	8	16	Alisal Road	Molle Way to Oak Street	1,071	25	0.0%	98.00%	0.0%	2.00%	76.1%	18.6%	5.3%	2	Soft	50	0.5	20
11	52.3	54.1	55.1	5	11	23	Alisal Road	Oak Street to Elverhoy Way	1,820	25	0.0%	98.00%	0.0%	2.00%	76.9%	17.3%	5.8%	2	Soft	50	0.5	20
12	51.2	52.9	53.9	4	9	20	Alisal Road	Fjord Drive to Rancho Alisal Drive	1,405	25	0.0%	98.00%	0.0%	2.00%	76.8%	17.8%	5.4%	2	Soft	50	0.5	20
13	57.2	58.8	59.6	10	22	47	Squire Lane	Viborg Road to Chalk Hill Road	2,905	35	0.0%	98.00%	0.0%	2.00%	81.9%	13.0%	5.0%	2	Soft	50	0.5	20
14	53.6	55.4	56.3	6	13	28	Atterdag Road	Chalk Hill Road to Laurel Avenue	2,450	25	0.0%	98.00%	0.0%	2.00%	78.8%	15.2%	6.0%	2	Soft	50	0.5	20
15	45.4	47.0	47.9	2	4	8	Atterdag Road	Laurel Avenue to Elm Avenue	373	25	0.0%	98.00%	0.0%	2.00%	79.2%	15.9%	4.9%	2	Soft	50	0.5	20
16	48.7	50.4	51.3	3	6	13	Atterdag Road	Elm Avenue to SR 246	793	25	0.0%	98.00%	0.0%	2.00%	78.8%	15.7%	5.5%	2	Soft	50	0.5	20
17	55.9	57.4	58.6	9	19	40	Atterdag Road	SR 246 to Copenhagen Drive	2,187	35	0.0%	98.00%	0.0%	2.00%	74.9%	20.6%	4.5%	2	Soft	50	0.5	20
18	50.5	51.0	53.1	4	8	17	Atterdag Road	Copenhagen Drive to Copenhagen Drive	621	35	0.0%	98.00%	0.0%	2.00%	65.7%	32.9%	1.4%	2	Soft	50	0.5	20
19	50.7	51.3	53.3	4	8	18	Atterdag Road	Copenhagen Drive Molle Way	658	35	0.0%	98.00%	0.0%	2.00%	66.8%	31.7%	1.5%	2	Soft	50	0.5	20
20	58.5	60.5	61.4	13	29	62	5th Street	Elm Avenue to SR 246	3,963	35	0.0%	98.00%	0.0%	2.00%	77.0%	16.6%	6.4%	2	Soft	50	0.5	20
21	57.4	60.3	61.0	13	27	59	5th Street	SR 246 to Copenhagen Drive	3,075	35	0.0%	98.00%	0.0%	2.00%	72.9%	16.8%	10.3%	2	Soft	50	0.5	20
22	57.5	60.3	61.0	13	27	59	5th Street	Copenhagen Drive to Oak Street	3,104	35	0.0%	98.00%	0.0%	2.00%	72.9%	16.8%	10.2%	2	Soft	50	0.5	20
23	54.7	56.6	57.5	7	16	34	Copenhagen Drive	Atterdag Road to 1st Street	1,662	35	0.0%	98.00%	0.0%	2.00%	77.9%	16.3%	5.8%	2	Soft	50	0.5	20
24	53.3	54.6	55.4	5	11	25	Viborg Road	Alisal Road to Squire Lane	1,204	35	0.0%	98.00%	0.0%	2.00%	84.3%	12.1%	3.7%	2	Soft	50	0.5	20
25	49.6	50.1	52.4	3	7	16	Molle Way	2nd Street to 1st Street	510	35	0.0%	98.00%	0.0%	2.00%	62.4%	36.2%	1.4%	1	Soft	50	0.5	6
26	37.9	40.0	41.1	1	1	3	Molle Way	1st Street to Alisal Road	35	35	0.0%	98.00%	0.0%	2.00%	71.2%	22.0%	6.9%	1	Soft	50	0.5	6
27	58.4	60.5	61.1	13	28	60	Oak Street	2nd Street to 1st Street	3,890	35	0.0%	98.00%	0.0%	2.00%	81.1%	12.3%	6.6%	2	Soft	50	0.5	20
28	53.4	55.3	56.2	6	13	28	Oak Street	1st Street to Alisal Road	1,220	35	0.0%	98.00%	0.0%	2.00%	77.7%	16.4%	5.9%	2	Soft	50	0.5	20
29	58.3	60.3	61.0	13	27	58	Oak Street	2nd Street to 5th Street	3,743	35	0.0%	98.00%	0.0%	2.00%	81.1%	12.1%	6.8%	2	Soft	50	0.5	20
30	38.1	39.7	40.6	1	1	3	Elverhoy Way	1st Street to Alisal Road	36	35	0.0%	98.00%	0.0%	2.00%	79.6%	15.4%	5.0%	2	Soft	50	0.5	20

Traffic Noise Calculator: FHWA 77-108

Project: 20-10211 (Alternative #1 - Without Old Lumberyard Project)

ID	Output						Inputs													Auto Inputs		
	dBA at 50 feet			Distance to CNEL Contour			Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Receiver	Ground Absorption	Lane Distance
	L <sub>eq</sub> 24hr	L <sub>dn</sub>	CNEL	70 dBA	65 dBA	60 dBA																
1	66.7	68.7	69.6	47	101	217	SR 246	5th Street to Nykobing	19,004	35	0.0%	92.80%	4.6%	2.64%	76.8%	16.6%	6.6%	2	Soft	50	0.5	20
2	65.7	67.6	68.6	40	87	187	SR 246	4th Street to 5th Street	15,356	35	0.0%	92.80%	4.6%	2.64%	76.1%	17.7%	6.1%	2	Soft	50	0.5	20
3	65.8	67.7	68.7	41	88	190	SR 246	Alisal Road to 1st Street	15,507	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.3%	6.2%	2	Soft	50	0.5	20
4	65.7	67.6	68.6	41	87	188	SR 246	Old Mill Road to Alisal Road	15,343	35	0.0%	92.80%	4.6%	2.64%	75.4%	18.4%	6.1%	2	Soft	50	0.5	20
5	66.4	68.4	69.3	45	97	210	SR 246	Alamo Pintado Road to Old Mill Road	18,029	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.3%	6.3%	2	Soft	50	0.5	20
6	54.7	56.4	57.3	7	15	33	Alisal Road	Viborg Road to Eucalyptus Drive	1,630	35	0.0%	98.00%	0.0%	2.00%	78.9%	15.5%	5.5%	2	Soft	50	0.5	20
7	55.7	57.6	58.5	9	18	40	Alisal Road	Laurel Avenue to Maple Avenue	2,054	35	0.0%	98.00%	0.0%	2.00%	76.8%	17.2%	6.0%	2	Soft	50	0.5	20
8	55.6	57.6	58.5	9	18	40	Alisal Road	Maple Avenue to SR 246	2,037	35	0.0%	98.00%	0.0%	2.00%	76.3%	17.5%	6.2%	2	Soft	50	0.5	20
9	52.4	54.1	55.2	5	11	24	Alisal Road	SR 246 to Copenhagen Drive	1,872	25	0.0%	98.00%	0.0%	2.00%	76.0%	18.6%	5.4%	2	Soft	50	0.5	20
10	50.6	52.2	53.2	4	8	18	Alisal Road	Molle Way to Oak Street	1,230	25	0.0%	98.00%	0.0%	2.00%	77.0%	17.9%	5.1%	2	Soft	50	0.5	20
11	52.7	54.4	55.4	5	11	25	Alisal Road	Oak Street to Elverhoy Way	1,988	25	0.0%	98.00%	0.0%	2.00%	77.5%	16.9%	5.6%	2	Soft	50	0.5	20
12	51.4	53.0	54.0	4	9	20	Alisal Road	Fjord Drive to Rancho Alisal Drive	1,475	25	0.0%	98.00%	0.0%	2.00%	77.4%	17.5%	5.2%	2	Soft	50	0.5	20
13	57.3	58.9	59.7	10	22	47	Squire Lane	Viborg Road to Chalk Hill Road	3,012	35	0.0%	98.00%	0.0%	2.00%	82.5%	12.7%	4.8%	2	Soft	50	0.5	20
14	53.9	55.7	56.5	6	14	29	Atterdag Road	Chalk Hill Road to Laurel Avenue	2,672	25	0.0%	98.00%	0.0%	2.00%	80.7%	13.8%	5.5%	2	Soft	50	0.5	20
15	45.6	47.1	48.1	2	4	8	Atterdag Road	Laurel Avenue to Elm Avenue	392	25	0.0%	98.00%	0.0%	2.00%	79.5%	15.8%	4.7%	2	Soft	50	0.5	20
16	49.0	50.8	51.6	3	6	14	Atterdag Road	Elm Avenue to SR 246	860	25	0.0%	98.00%	0.0%	2.00%	79.3%	15.3%	5.4%	2	Soft	50	0.5	20
17	55.7	57.2	58.4	8	18	39	Atterdag Road	SR 246 to Copenhagen Drive	2,061	35	0.0%	98.00%	0.0%	2.00%	74.8%	20.7%	4.5%	2	Soft	50	0.5	20
18	50.4	50.9	53.0	4	8	17	Atterdag Road	Copenhagen Drive to Copenhagen Drive	606	35	0.0%	98.00%	0.0%	2.00%	65.9%	32.5%	1.5%	2	Soft	50	0.5	20
19	50.6	51.3	53.3	4	8	18	Atterdag Road	Copenhagen Drive Molle Way	647	35	0.0%	98.00%	0.0%	2.00%	67.1%	31.2%	1.7%	2	Soft	50	0.5	20
20	58.9	60.8	61.7	14	30	64	5th Street	Elm Avenue to SR 246	4,331	35	0.0%	98.00%	0.0%	2.00%	78.3%	15.7%	6.0%	2	Soft	50	0.5	20
21	58.1	60.8	61.5	14	29	63	5th Street	SR 246 to Copenhagen Drive	3,557	35	0.0%	98.00%	0.0%	2.00%	74.1%	16.3%	9.6%	2	Soft	50	0.5	20
22	58.1	60.8	61.5	14	29	63	5th Street	Copenhagen Drive to Oak Street	3,602	35	0.0%	98.00%	0.0%	2.00%	74.2%	16.3%	9.5%	2	Soft	50	0.5	20
23	54.5	56.4	57.3	7	15	33	Copenhagen Drive	Atterdag Road to 1st Street	1,580	35	0.0%	98.00%	0.0%	2.00%	77.8%	16.4%	5.8%	2	Soft	50	0.5	20
24	53.8	55.0	55.7	6	12	26	Viborg Road	Alisal Road to Squire Lane	1,349	35	0.0%	98.00%	0.0%	2.00%	85.4%	11.3%	3.3%	2	Soft	50	0.5	20
25	49.4	49.9	52.2	3	7	15	Molle Way	2nd Street to 1st Street	485	35	0.0%	98.00%	0.0%	2.00%	62.1%	36.4%	1.5%	1	Soft	50	0.5	6
26	38.5	40.5	41.6	1	1	3	Molle Way	1st Street to Alisal Road	40	35	0.0%	98.00%	0.0%	2.00%	72.1%	21.5%	6.4%	1	Soft	50	0.5	6
27	58.6	60.6	61.3	13	28	61	Oak Street	2nd Street to 1st Street	4,033	35	0.0%	98.00%	0.0%	2.00%	81.0%	12.6%	6.4%	2	Soft	50	0.5	20
28	53.8	55.6	56.5	6	14	29	Oak Street	1st Street to Alisal Road	1,329	35	0.0%	98.00%	0.0%	2.00%	78.0%	16.4%	5.7%	2	Soft	50	0.5	20
29	58.4	60.4	61.1	13	28	59	Oak Street	2nd Street to 5th Street	3,871	35	0.0%	98.00%	0.0%	2.00%	81.0%	12.4%	6.6%	2	Soft	50	0.5	20
30	38.9	40.4	41.3	1	1	3	Elverhoy Way	1st Street to Alisal Road	43	35	0.0%	98.00%	0.0%	2.00%	79.8%	15.4%	4.8%	2	Soft	50	0.5	20

City of Solvang  
**Solvang Comprehensive General Plan Update and Rezoning**

Traffic Noise Calculator: FHWA 77-108			Project: 20-10211 (Alternative #3 - Without Alamo Pintado Project)																			
ID	Output			Inputs													Auto Inputs					
	dBA at 50 feet			Distance to CNEL Contour			Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Receiver	Ground Absorption	Lane Distance
L <sub>eq,24hr</sub>	L <sub>dn</sub>	CNEL	70 dBA	65 dBA	60 dBA																	
1	66.7	68.7	69.6	47	101	218	SR 246	5th Street to Nykobing	19,027	35	0.0%	92.80%	4.6%	2.64%	76.8%	16.5%	6.7%	2	Soft	50	0.5	20
2	65.7	67.6	68.6	40	87	187	SR 246	4th Street to 5th Street	15,297	35	0.0%	92.80%	4.6%	2.64%	76.1%	17.7%	6.2%	2	Soft	50	0.5	20
3	65.8	67.7	68.7	41	88	190	SR 246	Alisal Road to 1st Street	15,461	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.2%	6.3%	2	Soft	50	0.5	20
4	65.7	67.7	68.6	41	87	188	SR 246	Old Mill Road to Alisal Road	15,350	35	0.0%	92.80%	4.6%	2.64%	75.3%	18.5%	6.2%	2	Soft	50	0.5	20
5	66.4	68.4	69.3	45	97	210	SR 246	Alamo Pintado Road to Old Mill Road	17,999	35	0.0%	92.80%	4.6%	2.64%	75.4%	18.3%	6.3%	2	Soft	50	0.5	20
6	54.9	56.6	57.5	7	16	34	Alisal Road	Viborg Road to Eucalyptus Drive	1,718	35	0.0%	98.00%	0.0%	2.00%	79.1%	15.5%	5.5%	2	Soft	50	0.5	20
7	55.6	57.5	58.4	8	18	39	Alisal Road	Laurel Avenue to Maple Avenue	2,016	35	0.0%	98.00%	0.0%	2.00%	76.7%	17.3%	6.0%	2	Soft	50	0.5	20
8	55.6	57.5	58.4	8	18	39	Alisal Road	Maple Avenue to SR 246	2,008	35	0.0%	98.00%	0.0%	2.00%	76.2%	17.6%	6.2%	2	Soft	50	0.5	20
9	52.5	54.2	55.3	5	11	24	Alisal Road	SR 246 to Copenhagen Drive	1,896	25	0.0%	98.00%	0.0%	2.00%	75.2%	19.4%	5.4%	2	Soft	50	0.5	20
10	50.4	52.1	53.1	4	8	17	Alisal Road	Molle Way to Oak Street	1,190	25	0.0%	98.00%	0.0%	2.00%	76.6%	18.3%	5.0%	2	Soft	50	0.5	20
11	52.5	54.2	55.2	5	11	24	Alisal Road	Oak Street to Elverhoy Way	1,899	25	0.0%	98.00%	0.0%	2.00%	77.3%	17.1%	5.6%	2	Soft	50	0.5	20
12	51.4	53.0	54.0	4	9	20	Alisal Road	Fjord Drive to Rancho Alisal Drive	1,476	25	0.0%	98.00%	0.0%	2.00%	77.3%	17.6%	5.1%	2	Soft	50	0.5	20
13	57.4	58.9	59.7	10	22	48	Squire Lane	Viborg Road to Chalk Hill Road	3,036	35	0.0%	98.00%	0.0%	2.00%	82.7%	12.5%	4.8%	2	Soft	50	0.5	20
14	54.0	55.7	56.5	6	14	29	Atterdag Road	Chalk Hill Road to Laurel Avenue	2,705	25	0.0%	98.00%	0.0%	2.00%	80.8%	13.7%	5.5%	2	Soft	50	0.5	20
15	45.6	47.2	48.1	2	4	8	Atterdag Road	Laurel Avenue to Elm Avenue	393	25	0.0%	98.00%	0.0%	2.00%	79.4%	15.9%	4.7%	2	Soft	50	0.5	20
16	49.1	50.8	51.7	3	7	14	Atterdag Road	Elm Avenue to SR 246	881	25	0.0%	98.00%	0.0%	2.00%	79.3%	15.3%	5.4%	2	Soft	50	0.5	20
17	55.8	57.3	58.5	9	18	40	Atterdag Road	SR 246 to Copenhagen Drive	2,107	35	0.0%	98.00%	0.0%	2.00%	74.5%	20.9%	4.6%	2	Soft	50	0.5	20
18	50.4	51.0	53.2	4	8	18	Atterdag Road	Copenhagen Drive to Copenhagen Drive	615	35	0.0%	98.00%	0.0%	2.00%	64.4%	34.0%	1.6%	2	Soft	50	0.5	20
19	50.7	51.3	53.4	4	8	18	Atterdag Road	Copenhagen Drive Molle Way	655	35	0.0%	98.00%	0.0%	2.00%	65.7%	32.5%	1.7%	2	Soft	50	0.5	20
20	58.9	60.8	61.6	14	30	64	5th Street	Elm Avenue to SR 246	4,291	35	0.0%	98.00%	0.0%	2.00%	78.4%	15.6%	6.0%	2	Soft	50	0.5	20
21	58.0	60.6	61.4	13	29	62	5th Street	SR 246 to Copenhagen Drive	3,485	35	0.0%	98.00%	0.0%	2.00%	74.5%	16.0%	9.5%	2	Soft	50	0.5	20
22	58.0	60.7	61.4	13	29	62	5th Street	Copenhagen Drive to Oak Street	3,527	35	0.0%	98.00%	0.0%	2.00%	74.6%	16.0%	9.4%	2	Soft	50	0.5	20
23	54.6	56.5	57.4	7	15	33	Copenhagen Drive	Atterdag Road to 1st Street	1,618	35	0.0%	98.00%	0.0%	2.00%	77.8%	16.3%	5.8%	2	Soft	50	0.5	20
24	53.7	54.8	55.6	5	12	25	Viborg Road	Alisal Road to Squire Lane	1,317	35	0.0%	98.00%	0.0%	2.00%	85.8%	11.0%	3.2%	2	Soft	50	0.5	20
25	49.4	50.0	52.4	3	7	16	Molle Way	2nd Street to 1st Street	492	35	0.0%	98.00%	0.0%	2.00%	59.9%	38.5%	1.6%	1	Soft	50	0.5	6
26	39.1	41.0	42.1	1	1	3	Molle Way	1st Street to Alisal Road	45	35	0.0%	98.00%	0.0%	2.00%	72.5%	21.2%	6.3%	1	Soft	50	0.5	6
27	58.6	60.6	61.3	13	28	61	Oak Street	2nd Street to 1st Street	4,035	35	0.0%	98.00%	0.0%	2.00%	81.1%	12.5%	6.4%	2	Soft	50	0.5	20
28	53.7	55.5	56.4	6	13	29	Oak Street	1st Street to Alisal Road	1,307	35	0.0%	98.00%	0.0%	2.00%	77.9%	16.4%	5.6%	2	Soft	50	0.5	20
29	58.4	60.4	61.1	13	28	59	Oak Street	2nd Street to 5th Street	3,872	35	0.0%	98.00%	0.0%	2.00%	81.1%	12.4%	6.5%	2	Soft	50	0.5	20
30	38.7	40.3	41.2	1	1	3	Elverhoy Way	1st Street to Alisal Road	42	35	0.0%	98.00%	0.0%	2.00%	79.9%	15.4%	4.8%	2	Soft	50	0.5	20

Traffic Noise Calculator: FHWA 77-108

Project: 20-10211 (Alternative #4 - Without either Project)

ID	Output						Inputs													Auto Inputs		
	dBA at 50 feet			Distance to CNEL Contour			Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Receiver	Ground Absorption	Lane Distance
	L <sub>eq,24hr</sub>	L <sub>dn</sub>	CNEL	70 dBA	65 dBA	60 dBA																
1	66.7	68.7	69.6	47	101	217	SR 246	5th Street to Nykobing	19,020	35	0.0%	92.80%	4.6%	2.64%	76.8%	16.5%	6.7%	2	Soft	50	0.5	20
2	65.7	67.6	68.6	40	87	186	SR 246	4th Street to 5th Street	15,282	35	0.0%	92.80%	4.6%	2.64%	76.2%	17.7%	6.1%	2	Soft	50	0.5	20
3	65.8	67.7	68.7	41	88	190	SR 246	Alisal Road to 1st Street	15,486	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.2%	6.2%	2	Soft	50	0.5	20
4	65.7	67.7	68.6	41	87	188	SR 246	Old Mill Road to Alisal Road	15,370	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.4%	6.2%	2	Soft	50	0.5	20
5	66.4	68.4	69.3	45	97	209	SR 246	Alamo Pintado Road to Old Mill Road	17,965	35	0.0%	92.80%	4.6%	2.64%	75.5%	18.2%	6.2%	2	Soft	50	0.5	20
6	54.7	56.5	57.4	7	15	33	Alisal Road	Viborg Road to Eucalyptus Drive	1,662	35	0.0%	98.00%	0.0%	2.00%	78.8%	15.8%	5.4%	2	Soft	50	0.5	20
7	55.6	57.5	58.4	8	18	39	Alisal Road	Laurel Avenue to Maple Avenue	2,020	35	0.0%	98.00%	0.0%	2.00%	77.0%	17.1%	5.9%	2	Soft	50	0.5	20
8	55.5	57.4	58.4	8	18	39	Alisal Road	Maple Avenue to SR 246	1,995	35	0.0%	98.00%	0.0%	2.00%	76.6%	17.3%	6.1%	2	Soft	50	0.5	20
9	52.4	54.1	55.2	5	11	24	Alisal Road	SR 246 to Copenhagen Drive	1,878	25	0.0%	98.00%	0.0%	2.00%	75.9%	18.6%	5.4%	2	Soft	50	0.5	20
10	50.5	52.2	53.2	4	8	18	Alisal Road	Molle Way to Oak Street	1,216	25	0.0%	98.00%	0.0%	2.00%	76.9%	18.0%	5.1%	2	Soft	50	0.5	20
11	52.6	54.4	55.3	5	11	24	Alisal Road	Oak Street to Elverhoy Way	1,961	25	0.0%	98.00%	0.0%	2.00%	77.4%	16.9%	5.7%	2	Soft	50	0.5	20
12	51.4	53.0	54.0	4	9	20	Alisal Road	Fjord Drive to Rancho Alisal Drive	1,472	25	0.0%	98.00%	0.0%	2.00%	77.3%	17.5%	5.2%	2	Soft	50	0.5	20
13	57.4	59.0	59.7	10	22	48	Squire Lane	Viborg Road to Chalk Hill Road	3,050	35	0.0%	98.00%	0.0%	2.00%	82.4%	12.7%	4.9%	2	Soft	50	0.5	20
14	54.0	55.7	56.5	6	14	29	Atterdag Road	Chalk Hill Road to Laurel Avenue	2,708	25	0.0%	98.00%	0.0%	2.00%	80.7%	13.8%	5.5%	2	Soft	50	0.5	20
15	45.6	47.2	48.1	2	4	8	Atterdag Road	Laurel Avenue to Elm Avenue	395	25	0.0%	98.00%	0.0%	2.00%	79.5%	15.8%	4.7%	2	Soft	50	0.5	20
16	48.9	50.6	51.5	3	6	13	Atterdag Road	Elm Avenue to SR 246	830	25	0.0%	98.00%	0.0%	2.00%	79.3%	15.3%	5.4%	2	Soft	50	0.5	20
17	55.8	57.2	58.4	8	18	39	Atterdag Road	SR 246 to Copenhagen Drive	2,103	35	0.0%	98.00%	0.0%	2.00%	75.0%	20.5%	4.5%	2	Soft	50	0.5	20
18	50.5	51.1	53.1	4	8	17	Atterdag Road	Copenhagen Drive to Copenhagen Drive	626	35	0.0%	98.00%	0.0%	2.00%	66.7%	31.7%	1.5%	2	Soft	50	0.5	20
19	50.8	51.4	53.3	4	8	18	Atterdag Road	Copenhagen Drive Molle Way	666	35	0.0%	98.00%	0.0%	2.00%	67.9%	30.5%	1.7%	2	Soft	50	0.5	20
20	58.9	60.8	61.6	14	30	64	5th Street	Elm Avenue to SR 246	4,325	35	0.0%	98.00%	0.0%	2.00%	78.3%	15.7%	6.0%	2	Soft	50	0.5	20
21	58.0	60.7	61.5	14	29	63	5th Street	SR 246 to Copenhagen Drive	3,517	35	0.0%	98.00%	0.0%	2.00%	74.1%	16.2%	9.7%	2	Soft	50	0.5	20
22	58.1	60.8	61.5	14	29	63	5th Street	Copenhagen Drive to Oak Street	3,560	35	0.0%	98.00%	0.0%	2.00%	74.2%	16.3%	9.6%	2	Soft	50	0.5	20
23	54.6	56.4	57.3	7	15	33	Copenhagen Drive	Atterdag Road to 1st Street	1,613	35	0.0%	98.00%	0.0%	2.00%	77.9%	16.3%	5.8%	2	Soft	50	0.5	20
24	53.8	54.9	55.7	6	12	26	Viborg Road	Alisal Road to Squire Lane	1,328	35	0.0%	98.00%	0.0%	2.00%	85.3%	11.3%	3.4%	2	Soft	50	0.5	20
25	49.5	50.1	52.3	3	7	15	Molle Way	2nd Street to 1st Street	502	35	0.0%	98.00%	0.0%	2.00%	63.3%	35.2%	1.5%	1	Soft	50	0.5	6
26	39.0	40.9	42.1	1	1	3	Molle Way	1st Street to Alisal Road	45	35	0.0%	98.00%	0.0%	2.00%	72.7%	21.1%	6.2%	1	Soft	50	0.5	6
27	58.6	60.6	61.3	13	28	61	Oak Street	2nd Street to 1st Street	4,040	35	0.0%	98.00%	0.0%	2.00%	80.9%	12.6%	6.4%	2	Soft	50	0.5	20
28	53.8	55.6	56.5	6	14	29	Oak Street	1st Street to Alisal Road	1,327	35	0.0%	98.00%	0.0%	2.00%	78.0%	16.3%	5.7%	2	Soft	50	0.5	20
29	58.4	60.5	61.1	13	28	60	Oak Street	2nd Street to 5th Street	3,876	35	0.0%	98.00%	0.0%	2.00%	80.9%	12.5%	6.6%	2	Soft	50	0.5	20
30	38.8	40.4	41.3	1	1	3	Elverhoy Way	1st Street to Alisal Road	43	35	0.0%	98.00%	0.0%	2.00%	79.8%	15.4%	4.8%	2	Soft	50	0.5	20

# Appendix G

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Traffic Analysis Data Memorandum



## SOLVANG GPU – EIR TRAFFIC ANALYSIS DATA

DATE: December 23, 2023

TO: Matt Maddox | Rincon

FROM: Jim Damkowitch, Zoey Li | DKS Associates

SUBJECT: Solvang GPU – EIR Traffic Analysis Data

Project #20206-000

### BACKGROUND AND INTRODUCTION

This technical memorandum summarizes the travel demand modeling inputs and outputs as preparation for data inputs for EIR Traffic Analysis for the Solvang GPU project. The data prepared for the EIR Traffic Analysis includes countywide net Vehicle Miles Traveled (VMT), VMT within the Solvang study area, VMT per Capita, VMT per Employee, and Average Daily Traffic (ADT) volumes.

The travel demand model used for this data preparation is the newly updated SBCAG model released in July 2022. The model uses TransCAD 9.0. The model baseline year is 2015 and has developed inputs for future year 2050 scenarios.

### SCENARIOS

In addition to the existing condition scenario, there are five future alternatives considered for the study area, including the proposed project scenario and Alternatives 1-4. Further details about the alternatives are provided in the next section. An extension on Fjord Dr to SR 246 at Skytt Mesa Dr is proposed and analyzed under the same land use assumption as Alternative 4.

**Table 1** below describes the analyzed scenarios and summarizes the details of each scenario.

**TABLE 1: SCENARIO SUMMARY**

	DESCRIPTION	LAND USE INPUTS
EXISTING	2015 SBCAG Model Scenario	Model inputs from 2015 SBCAG Baseline Model
PROPOSED PROJECT	GPU + Alamo Pintado + Old Lumberyard	Alternative 4 inputs + Alamo Pintado Project + Old Lumberyard (Mission Drive) project

	DESCRIPTION	LAND USE INPUTS
ALTERNATIVE 1	2050 No Project	Model inputs from 2050 SBCAG Preferred RTP/SCS Scenario
ALTERNATIVE 2 (NO OLD LUMBERYARD)	GPU with Alamo Pintado project	Alternative 4 inputs + Alamo Pintado Project
ALTERNATIVE 3 (NO ALAMO PINTADO)	GPU with Old Lumberyard (Mission Drive) project	Alternative 4 inputs + Old Lumberyard (Mission Drive) project
ALTERNATIVE 4 (NEITHER PROJECT)	GPU Preferred	City's Preferred GPU Land Use Growth Plus SBCAG 2015 Baseline land use All non-project TAZs, model inputs from 2050 SBCAG RTP/SCS Preferred Scenario.
ALTERNATIVE 4 WITH FJORD EXTENSION	GPU Preferred Scenario with Fjord Extension	Same land use inputs as Alternative 4 includes Fjord Extension

Source: Rincon Consultants, Inc.

## LAND USE INPUTS

**Table 2A** below summarizes the residential and employment details of the Preferred GPU land use residential and employment while **Table 2B** details the Alamo Pintado Project and Old Lumberyard (Mission Drive) developments that define Alternative 2 and Alternative 3 respectively. The details of the residential and employment land use for the Preferred GPU land use are depicted in **Figure 1** and **Figure 2**. The sum of these land uses reflects the Proposed GPU (not shown in tabular form).

**Table 3** summarizes the residential, employment, and hotel land use totals of each TAZ in the Solvang GPU study area for all GPU alternatives (2050). The detailed residential and employment land use distributions are calculated based on the original ratios in the SBCAG model TAZs.

**TABLE 2A: CITY'S PREFERRED GPU LAND USE**

TAZ	DWELLING UNITS (DU)	EMPLOYMENT
100801	21	34
100802	60	16
100803	60	12
100804	80	28
100805	25	8
100901	21	
101001		2

TAZ	DWELLING UNITS (DU)	EMPLOYMENT
101003	50	
101201		78
101202		6
101203		12
101204	180	15
<b>TOTAL</b>	<b>497</b>	<b>211</b>

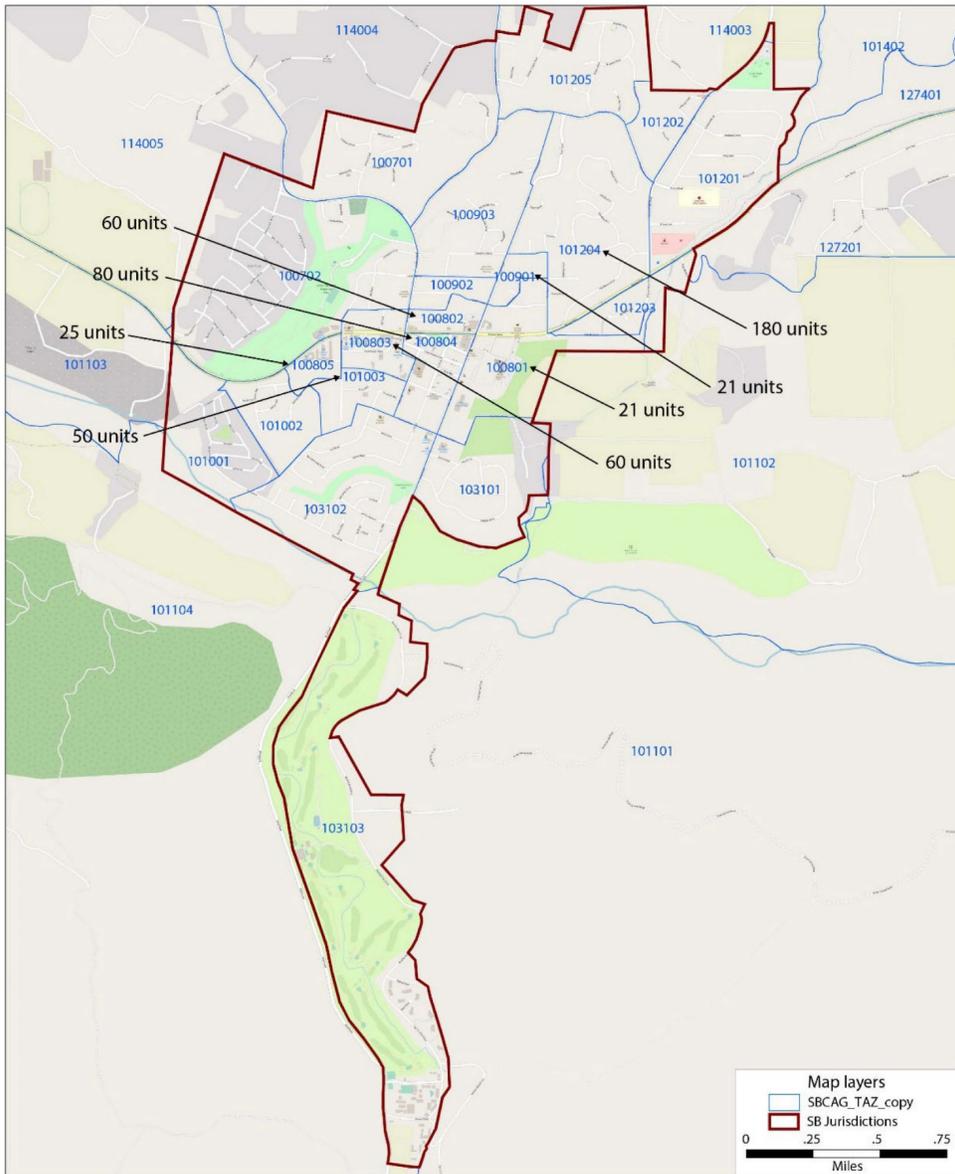
Source: Mintier Harnish.

**TABLE 2B: ALAMO PINTADO PROJECT AND OLD LUMBERYARD (MISSION DRIVE) PROJECT LAND USE DETAILS**

	TAZ	DESCRIPTION
ALAMO PINTADO PROJECT (ALT 2)	101204	109 Apartments
OLD LUMBERYARD (MISSION DRIVE) PROJECT (ALT 3)	100801	51 Studio Apartments and 50 Hotel Rooms

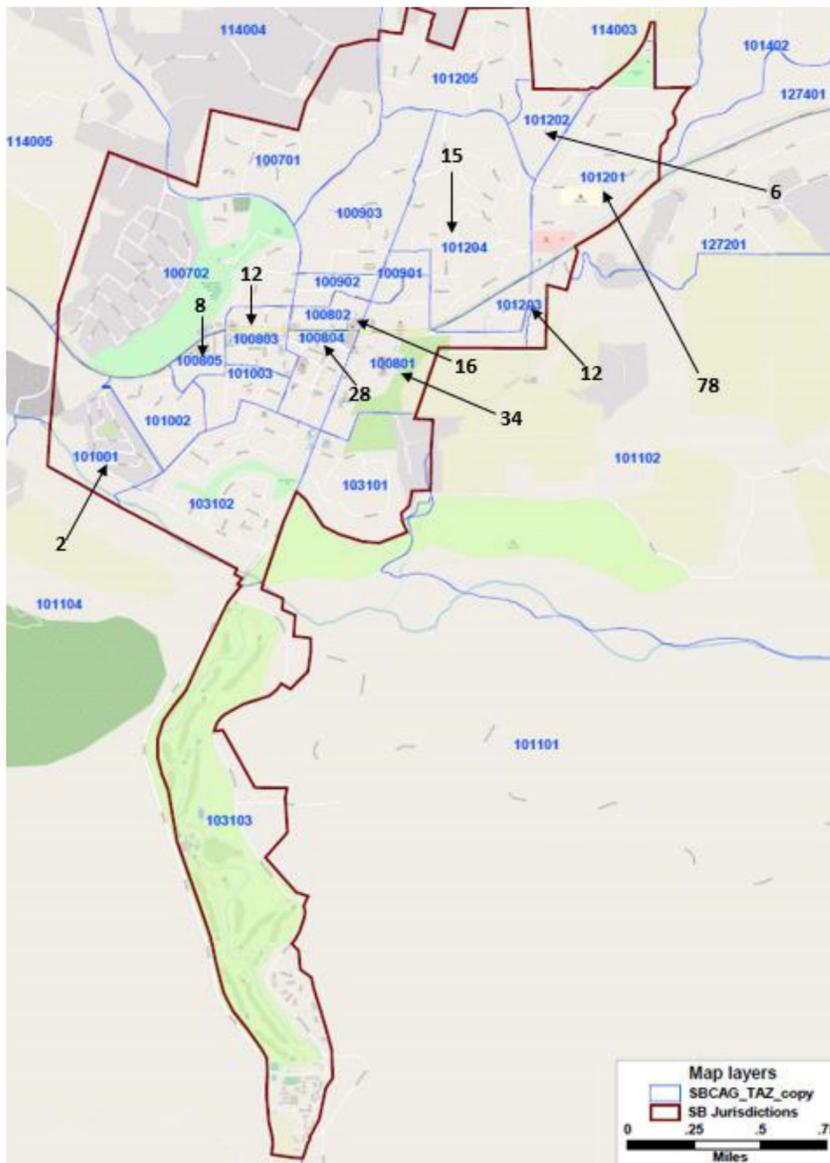
Source: Rincon Consultants, Inc.

TAZ	Projected New Dwelling Units
100801	21
100802	60
100803	60
100804	80
100805	25
100901	21
101003	50
101204	180
<b>Total</b>	<b>497</b>



**FIGURE 1: PREFERRED GPU LAND USE - DWELLING UNIT INPUTS BY TAZS**

TAZ	Projected New Employment
101001	2
100805	8
100803	12
100804	28
100801	34
100802	16
101203	12
101201	78
101202	6
101204	15
<b>Total</b>	<b>211</b>



**FIGURE 2: PREFERRED GPU LAND USE - EMPLOYMENT INPUTS BY TAZS**

**TABLE 3: RESIDENTIAL, EMPLOYMENT, AND HOTEL INPUTS BY SCENARIOS**

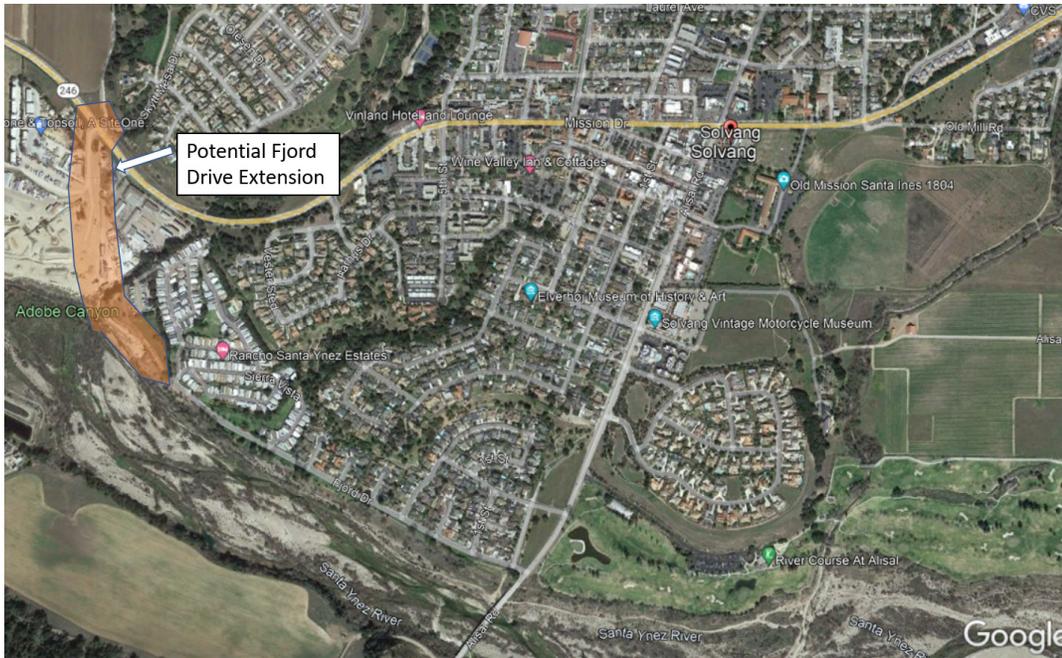
TAZ	PROPOSED		ALT 1		ALT 2		ALT 3			ALT 4	
	DU	EMP	DU	EMP	DU	EMP	DU	EMP	HOTEL	DU	EMP
100701	138	1	138	1	138	1	138	1		138	1
100702	504	218	504	218	504	218	504	218		504	218
100801	127	539	51	550	76	539	127	539	50	76	539
100802	172	221	112	222	172	221	172	221		172	221
100803	107	299	46	309	107	299	107	299		107	299
100804	124	1104	44	1163	124	1104	124	1104		124	1104
100805	118	79	93	107	118	79	118	79		118	79
100901	99	0	75	0	99	0	99	0		99	0
100902	140	3	140	3	140	3	140	3		140	3
100903	211	279	211	279	211	279	211	279		211	279
101001	75	154	75	765	75	154	75	154		75	154
101002	87	9	87	9	87	9	87	9		87	9
101003	241	31	192	33	241	31	241	31		241	31
101201	213	942	213	959	213	942	213	942		213	942
101202	29	12	32	6	29	12	29	12		29	12
101203	16	91	16	175	16	91	16	91		16	91
101204	505	165	282	160	505	165	396	165		396	165
101205	77	14	77	14	77	14	77	14		77	14
103101	65	26	65	26	65	26	65	26		65	26
103102	290	103	290	103	290	103	290	103		290	103
103103	56	9	56	9	56	9	56	9		56	9
<b>TOTAL</b>	<b>3395</b>	<b>4299</b>	<b>2800</b>	<b>5110</b>	<b>3344</b>	<b>4299</b>	<b>3286</b>	<b>4299</b>	<b>50</b>	<b>3235</b>	<b>4299</b>

Source: DKS Associates.

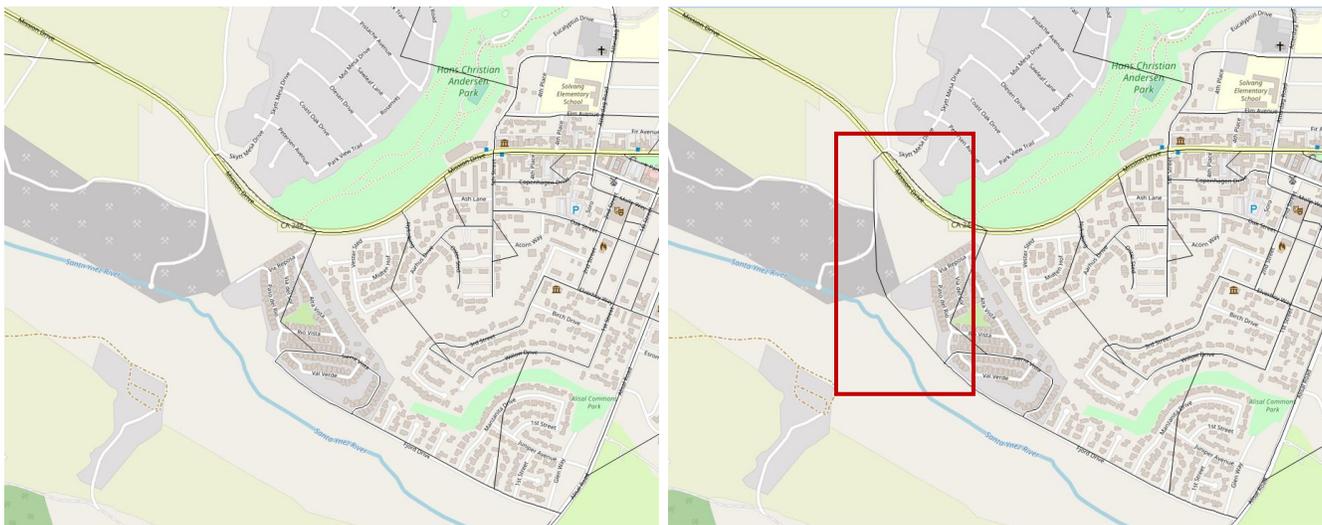
## NETWORK EDITS

For the existing, the Proposed GPU and future year scenarios Alt 1-4, there are no further network edits made to the model inputs. However for Alternative 4, the proposed extension of Fjord Drive was analyzed for information purposes and is included as a new model scenario with the same land use inputs as Alternative 4. The newly added segment of Fjord Drive extends Fjord Drive to SR 246 at Skytt Mesa Drive. The road attributes are kept the same as the existing Fjord Drive.

The layout of the proposed Fjord Drive extension is shown in **Figure 3**, and the model networks before and after the edits are shown in **Figure 4**.



**FIGURE 3: LAYOUT OF FJORD DRIVE EXTENTION**



**FIGURE 4: MODEL NETWORK BEFORE AND AFTER ADDING FJORD DRIVE EXTENTION**

## VMT ANALYSIS: LEGISLATIVE BACKGROUND

Senate Bill (SB) 743 was signed into law in 2013, with the intent to better align California Environmental Quality Act (CEQA) practices with statewide sustainability goals related to efficient land use, greater multi-modal choices, and greenhouse gas reductions. In accordance with Senate Bill 743 (SB 743) and the resulting changes to the California Environmental Quality Act (CEQA) Guidelines published by the Natural Resources Agency, local agencies may no longer use measures of vehicle delay such as Level of Service (LOS) to quantify transportation impacts on the environment. While agencies may continue to maintain LOS standards and similar measures as a matter of local policy and for project analysis, Vehicle Miles Traveled (VMT) has been codified in the CEQA Guidelines as the most appropriate measure for measuring transportation impacts under CEQA. This change applies statewide as of July 1, 2020.

Under SB 743, automobile delay, traditionally measured as level of service (LOS) will no longer be considered an environmental impact under CEQA. Instead, impacts will be determined by changes to VMT.

VMT measures the number and length of vehicle trips made on a daily basis:

$$\text{VMT} = \sum (\text{Volume (vehicles/day)} * \text{Segment Length (miles)})$$

(for all segments in the geographic area)

VMT is a systemic metric and is a useful indicator of overall land use and transportation efficiency, where the most efficient system is one that minimizes VMT by encouraging shorter vehicle trip lengths, more walking and biking, or increased carpooling and transit. VMT is not a good indicator of congestion nor is it useful for identifying hot-spot locations or infrastructure deficiencies. The change from LOS to VMT for CEQA purposes requires the City of Solvang to revise its process and guidelines, which now must address VMT thresholds of significance, screening, and mitigation procedures.

## SB 743 VMT ANALYSIS

### COUNTYWIDE VMT PER CAPITA AND VMT PER EMPLOYMENT

The latest regional SBCAG RTDM was utilized to estimate trip-based Work and Residential Baseline VMT for the Santa Barbara County area. The SBCAG model runs in the TransCAD software platform and has a base year of 2015 and a forecast year of 2050. The model generates trips based on the land uses and where people will live, work, study, and shop, taking into account forecasted population growth. The model generates and tracks all trip types by all modes originating or ending in each jurisdiction within Santa Barbara County (considered "internal" trips), as well as all trips (not separated by trip purpose) from or into Ventura and San Luis Obispo Counties (considered "External" trips). The use of the SBCAG RTDM for evaluation of VMT and associated trip distances is limited to the boundary of the three counties.

VMT is a systemic metric and is a useful indicator of overall land use and transportation efficiency, where the most efficient system is one that minimizes VMT by encouraging shorter vehicle trip

lengths, more walking and biking, or increased carpooling and transit. VMT is not a good indicator of congestion nor is it useful for identifying hot-spot locations or infrastructure deficiencies.

The SBCAG RTDM produces trips by different trip purposes and modes and provides VMT as an output. To estimate trips associated with Residential VMT, all Home-Based vehicular trips (HBx) internal to Santa Barbara County, and external trips between Santa Barbara County and San Luis Obispo and Ventura Counties ("IX" trips), were selected for evaluation of the VMT per capita performance metric. To estimate trips associated with Work VMT, only Home-Base-Work (HBW) vehicular trips and "IX" trips were selected for evaluation. Similar to the Goleta, Lompoc and Santa Maria VMT Thresholds, a number of TAZs were excluded from the countywide average calculation due to institutional populations and specific land uses (UCSB, prisons, etc.).

In December 2018, the Office of Planning and Research (OPR) released its final Technical Advisory on Evaluating Transportation Impacts in CEQA. Below is a summary of OPR's recommended VMT impact thresholds and methodologies for specific project types. Note that the countywide average benchmark is a baseline analysis.

**Residential (VMT/capita)** – A proposed project exceeding a level of 15% below existing regional VMT per capita may indicate a significant transportation impact.

**Office (VMT/employee)** - A proposed project exceeding a level of 15% below existing regional VMT per employee may indicate a significant transportation impact.

**Retail (net VMT)** – A proposed project that results in a net increase in total area VMT may indicate a significant transportation impact.

**Mixed-Use** - Evaluate each component independently using above thresholds.

**Redevelopment Projects** - Measured based on net change in VMT for total area.

**Infrastructure Projects (net VMT)** – A proposed project that results in a net increase in total area VMT may indicate a significant transportation impact.

## OPR RECOMMENDED SCREENING THRESHOLDS

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OPR's Technical Advisory lists the following screening thresholds for land use projects. These types of development projects are presumed to have a less than significant impact on VMT and therefore, a less than significant adverse impact on transportation. OPR's Technical Advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing.

- Projects that are consistent with the Sustainable Communities Strategy (SCS) or General Plan and generate or attract fewer than 110 daily trips (per CEQA).
- Map-based screening for residential and office projects located in low VMT areas, and incorporate similar features (density, mix of uses, transit accessibility).

- Certain projects within ½ mile of an existing major transit stop<sup>1</sup> or an existing stop along a high-quality transit corridor. However, this will not apply if information indicates that the project will still generate high levels of VMT.
- Affordable Housing Development in infill locations.
- Locally serving retail projects, typically less than 50,000 square feet.

### SB 743 SCREENING FOR HOTEL USES

As documented above, OPR’s Technical Advisory includes a screening threshold for local-serving retail projects smaller than 50,000 sq. ft. (the maximum size for screening recommended by OPR). OPR’s SB 743 implementation guidance does not specifically address hotel uses. Although the proposed Old Lumberyard project (GPU Alternative 3 is stated to be 56,049 square feet, it does include 50 Hotel Rooms. Given that hotel floor area does not emulate typical retail floor area in terms of trip generation of patrons, a trip generation to floor area correspondence assessment relating these two land uses was performed.

Based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, the proposed project is estimated to generate 400 daily trips with 50 rooms at 56,049 square feet. Based on its trip generation characteristics, the proposed hotel would need to be equivalent to a retail center of 10,800 square feet to generate the same number of trips, which is below OPR’s VMT screening threshold of 50,000 square feet (**Table 4**). Similarly, the project would need to generate at least 1,851 daily trips to emulate a retail establishment 50,000 square feet in size which it does not. Based on this comparison, the proposed hotel portion of the project meets the VMT retail size screening threshold. Therefore, no VMT impact should be attributable to the hotel portion of this project/alternative. Based on current project descriptions, no other VMT screening criteria are applicable to this analysis.

**TABLE 4: EQUIVALENT SITE ESTIMATION**

LAND USE	ITE CODE	UNITS <sup>a</sup>	SIZE	AVG. RATE	ESTIMATED WEEKDAY DAILY TRIP GENERATION
HOTEL	310	Rooms	50	7.99	400
SHOPPING CENTER	820	KSF LA	10.80	37.01	400
SHOPPING CENTER (EQUIVALENT)	820	KSF GLA	50.01	37.01	1,851

<sup>a</sup> KSF GLA - Thousand Feet Gross Leasable Area  
 Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition.

<sup>1</sup> “major transit stop” - A major transit stop is a "site containing an existing rail, a ferry terminal served by bus or rail transit service, or intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and evening peak hour commute". (OPR 2018)

## COUNTYWIDE VMT PER CAPITA AND VMT PER EMPLOYMENT

In the context of the Solvang GPU, residential, office, and infrastructure are the applicable metrics. **Table 5** and **Table 6** show the countywide VMT per Capita and VMT per employment results.

According to **Table 5** and **Table 6**, taking 85 percent of the countywide existing baseline VMT per Capita yields a threshold of **18.48** for residential uses and **21.31** for VMT per Employee for office uses. Based on this threshold, all GPU alternatives will result in a significant VMT impact. For non-residential uses (i.e., Office), all alternatives result in a significant VMT impact.

**TABLE 5: COUNTYWIDE HOME BASED VMT PER CAPITA**

	EXISTING (2015)	PROPOSED PROJECT	ALT 1	ALT 2	ALT 3	ALT 4	ALT 4 WITH FJORD EXTENSION
HOME-BASED VMT	9,433,597	11,393,807	11,518,954	11,394,636	11,401,345	11,397,882	11,385,919
POPULATION	433,980	513,619	512,268	513,482	513,419	513,282	513,282
VMT PER CAPITA	21.74	22.18	22.49	22.19	22.21	22.21	22.18

**TABLE 6: COUNTYWIDE HOME BASED VMT PER EMPLOYMENT**

	EXISTING (2015)	PROPOSED PROJECT	ALT 1	ALT 2	ALT 3	ALT 4	ALT 4 WITH FJORD EXTENSION
HOME-BASED WORK VMT	5,145,595	5,623,078	5,802,482	5,627,351	5,630,269	5,630,566	5,619,821
POPULATION	205,212	261,272	262,083	261,272	261,272	261,272	261,272
VMT PER EMPLOYMENT	25.07	21.52	22.14	21.54	21.55	21.55	21.51

## COUNTYWIDE NET VMT CHANGE

**Table 7** below shows the Santa Barbara countywide net VMT results for each future year scenario. Net VMT is commonly calculated for retail and industrial land uses but can also be calculated as a reference to assess the project impact. None of the alternatives propose any retail or industrial land use growth.

**Table 7** shows that the added land uses associated with Alternative 2 and 3 will increase the countywide net VMT by 6,442 and 1,903 respectively relative to Alternative 4 (Preferred GPU). The Fjord Drive extension would decrease the countywide net VMT by 3,046 and would therefore not create an infrastructure-based VMT impact under CEQA. The Proposed Project results in an increase in countywide VMT of 1,097 relative to Alternative 4.

**TABLE 7: COUNTYWIDE NET VMT RESULTS**

	PROPOSED PROJECT	ALT 1	ALT 2	ALT 3	ALT 4	ALT 4 WITH FJORD EXTENSION
COUNTYWIDEVMT	11,478,340	11,518,805	11,483,685	11,479,146	11,477,243	11,474,197
NET VMT CHANGE (COMPARED TO ALT 4)	+1,097	-	+6,442	+1,903	0	-3,046

**SOLVANG STUDY AREA TOTAL VMT**

Daily VMT of the Solvang study area is calculated by growing the boundary-based 2015 HPMS VMT total for the City using the percent growth of home-based trip VMT in the SBCAG modeled sub-area of different alternatives compared to the baseline scenario. The baseline HPMS daily VMT in 2015 was **79,225**. The calculation results are shown in **Table 8**.

**TABLE 8: SOLVANG STUDY AREA DAILY VMT**

	EXISTING (2015)	PROPOSED PROJECT	ALT 1	ALT 2	ALT 3	ALT 4	ALT 4 WITH FJORD EXTENSION
TOTAL DVMT	79,225	98,343	80,429	99,261	101,636	98,595	98,487

**VMT PER SPEED BIN (AIR QUALITY ANALYSIS)**

For the preferred GPU scenario (Alternative 4) and proposed project scenario, the VMT by speed bin is calculated by selecting model network links within the Solvang study area and Santa Barbara County. The VMT is provided by different time periods. **Figure 5** below lists the time-period definition in the SBCAG Model Documentation.

**Figure 6** below depicts the model network links within the Solvang study area. All the centroid connectors are excluded from the calculation.

**Table 9** below shows the VMT by speed bin results for Alternative 4 in the Solvang study area. **Table 10** shows the countywide results. **Table 11** and **Table 12** provide the VMT by speed bin results for the Proposed Project for the Solvang sub-area and countywide respectively. All the VMT results are rounded to 100.

**FJORD DRIVE EXTENSION PROJECT**

**Figure 7-10** compare the AM and PM peak hours volumes in the area of Fjord Drive with and without the proposed extension in 2050. Both scenarios are using the same land use inputs with the only difference being the network edits to reflect the Fjord Drive extension. Results indicate that the Fjord

Drive Extension would not serve as a viable alternative route to Route 246 (Mission Drive) but would provide a more direct route to/from SR 246 (Mission Drive) for the residential areas south of downtown Solvang. In all, approximately 160 to 190 vehicles during the AM/PM peak hours would no longer have to traverse Mission Drive and through downtown roadways to access their residences.

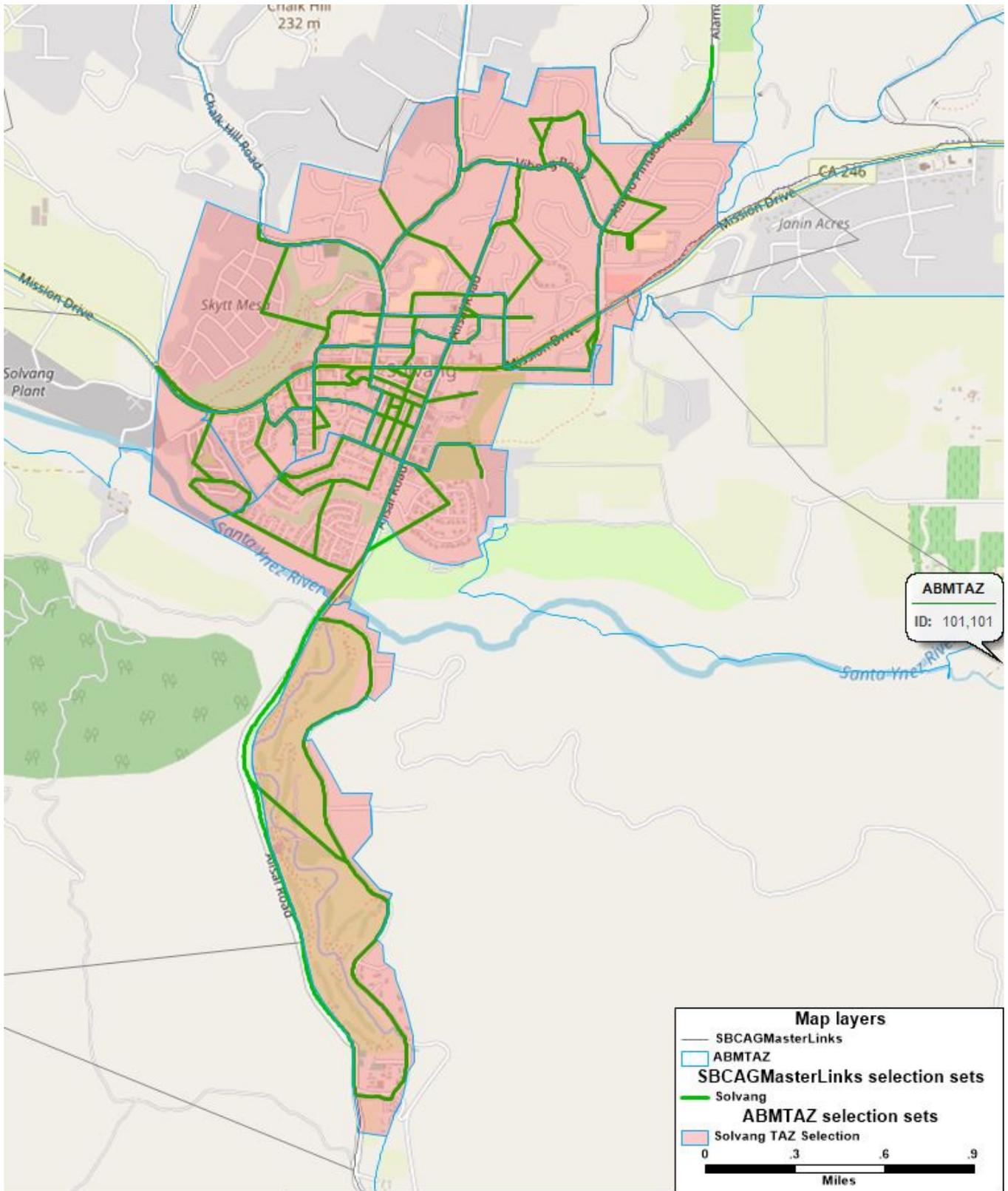
**AVERAGE DAILY TRAFFIC VOLUMES (NOISE ANALYSIS)**

**Tables 13-18** provide the average daily traffic volumes of the Existing scenario, Proposed Project scenario, and the 2050 Alternatives 1-4 of 30 selected roadway segments in the Solvang study area. These daily volumes can be used to gauge potential noise impacts.

**Figure 11** shows the links that are selected to collect model volumes.

Time Period	Hours
AM	7am-9am
Late AM	9am-12pm
Lunch	12pm-2pm
Early PM	2pm-4pm
PM	4pm-6pm
Evening	6pm-8pm
Late Evening	8pm-12am
Night	12am-7am

**FIGURE 5: SABCAG MODEL TIME PERIODS**



**FIGURE 6: MODEL NETWORK IN SOLVANG STUDY AREA**

**TABLE 9: ALTERNATIVE 4 VMT BY SPEED BIN – SOLVANG STUDY AREA**

<b>SPEED BIN</b>	<b>AM</b>	<b>LATE AM</b>	<b>LUNCH</b>	<b>EARLY PM</b>	<b>PM</b>	<b>NT</b>	<b>EVE</b>	<b>LATE EVE</b>	<b>TOTAL</b>
<b>0.00-5.00</b>	-	-	-	-	-	-	-	-	-
<b>5.01-10.00</b>	-	-	-	-	-	-	-	-	-
<b>10.01-15.00</b>	-	-	-	-	-	-	-	-	-
<b>15.01-20.00</b>	-	-	-	-	300	-	-	-	300
<b>20.01-25.00</b>	-	-	-	-	700	-	-	-	700
<b>25.01-30.00</b>	600	-	-	1,300	700	-	-	-	2,600
<b>30.01-35.00</b>	400	400	900	1,400	1,700	100	200	100	5,200
<b>35.01-40.00</b>	1,900	1,700	1,900	2,400	1,400	300	500	300	10,400
<b>40.01-45.00</b>	3,300	6,300	3,600	2,700	4,000	2,500	4,200	2,700	29,300
<b>45.01-50.00</b>	-	-	-	-	-	-	-	-	-
<b>50.01-55.00</b>	-	-	-	-	-	-	-	-	-
<b>55.01-60.00</b>	-	-	-	-	-	-	-	-	-
<b>60.01-65.00</b>	-	-	-	-	-	-	-	-	-
<b>65.01-70.00</b>	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	6,200	8,400	6,400	7,800	8,800	2,900	4,900	3,100	48,500

**TABLE 10: ALTERNATIVE 4 VMT BY SPEED BIN – SANTA BARBARA COUNTY**

<b>SPEED BIN</b>	<b>AM</b>	<b>LATE AM</b>	<b>LUNCH</b>	<b>EARLY PM</b>	<b>PM</b>	<b>NT</b>	<b>EVE</b>	<b>LATE EVE</b>	<b>TOTAL</b>
<b>0.00-5.00</b>	1,000	1,000	-	1,600	2,200	-	-	-	5,800
<b>5.01-10.00</b>	300	500	600	1,300	3,600	-	-	-	6,300
<b>10.01-15.00</b>	800	600	800	6,000	86,500	-	400	-	95,100
<b>15.01-20.00</b>	4,000	1,100	1,200	5,200	36,500	-	800	-	48,800
<b>20.01-25.00</b>	31,700	3,300	3,000	47,900	134,800	300	1,100	400	222,500
<b>25.01-30.00</b>	106,900	35,500	29,700	92,700	94,900	14,800	25,100	13,500	413,100
<b>30.01-35.00</b>	123,000	101,300	84,900	280,200	260,600	30,100	65,200	38,800	984,100
<b>35.01-40.00</b>	216,900	79,000	86,300	133,000	238,700	21,800	96,700	31,700	904,100
<b>40.01-45.00</b>	424,900	609,000	450,700	466,800	592,800	245,100	351,900	287,600	3,428,800
<b>45.01-50.00</b>	48,700	16,700	12,800	21,900	87,700	10,100	11,600	9,100	218,600
<b>50.01-55.00</b>	138,600	27,700	21,400	99,400	147,400	12,900	19,800	11,200	478,400
<b>55.01-60.00</b>	195,400	108,800	80,600	239,200	99,200	66,200	77,600	54,800	921,800
<b>60.01-65.00</b>	470,900	951,100	751,700	535,600	572,400	695,900	684,400	403,600	5,065,600
<b>65.01-70.00</b>	1,900	2,800	800	300	300	3,200	1,500	45,100	55,900
<b>TOTAL</b>	<b>1,765,000</b>	<b>1,938,400</b>	<b>1,524,500</b>	<b>1,931,100</b>	<b>2,357,600</b>	<b>1,100,400</b>	<b>1,336,100</b>	<b>895,800</b>	<b>12,848,900</b>

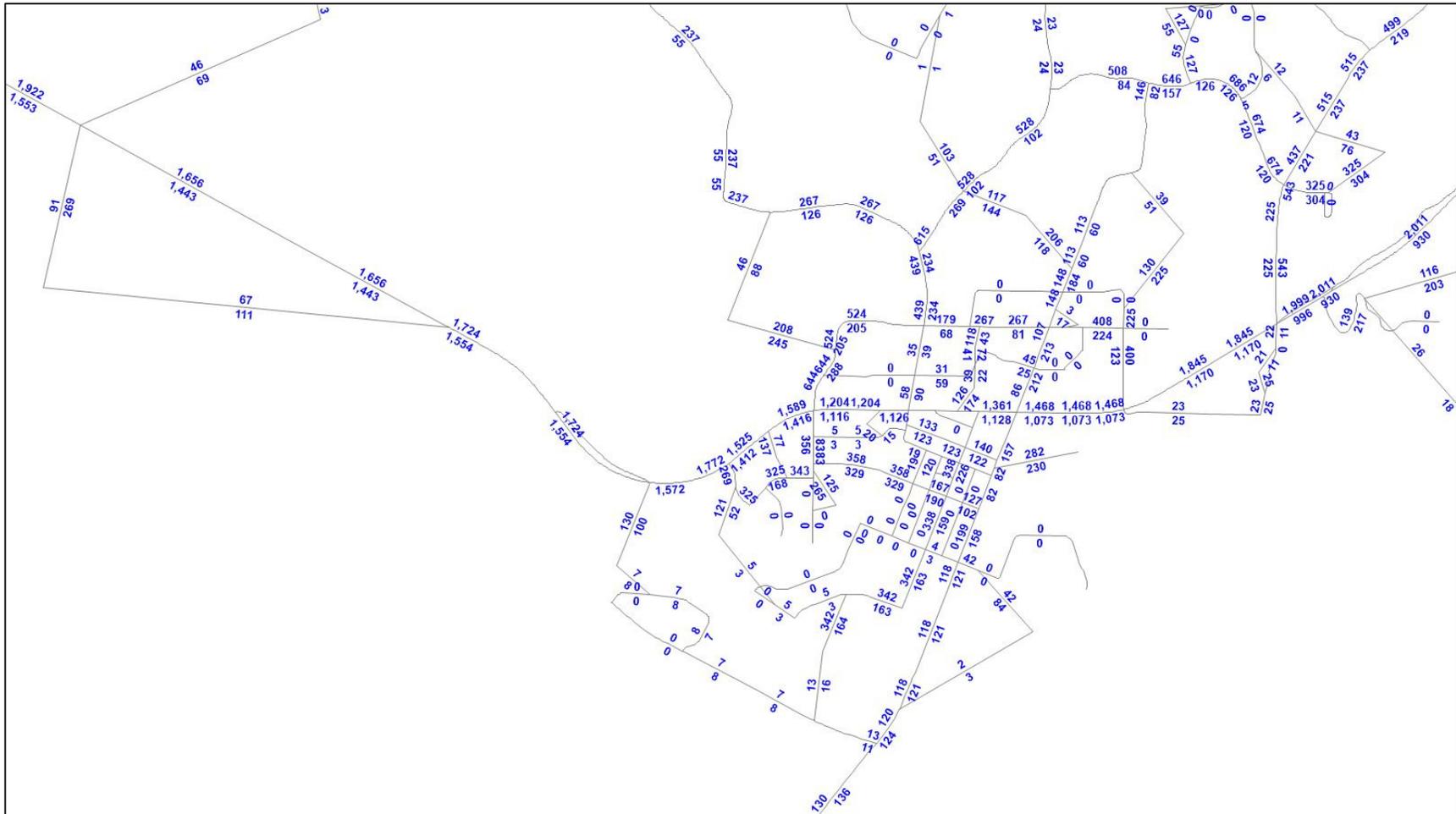
**TABLE 11: PROPOSED PROJECT VMT BY SPEED BIN – SOLVANG STUDY AREA**

<b>SPEED BIN</b>	<b>AM</b>	<b>LATE AM</b>	<b>LUNCH</b>	<b>EARLY PM</b>	<b>PM</b>	<b>NT</b>	<b>EVE</b>	<b>LATE EVE</b>	<b>TOTAL</b>
<b>0.00-5.00</b>	-	-	-	-	-	-	-	-	-
<b>5.01-10.00</b>	-	-	-	-	-	-	-	-	-
<b>10.01-15.00</b>	-	-	-	-	-	-	-	-	-
<b>15.01-20.00</b>	-	-	-	-	300	-	-	-	300
<b>20.01-25.00</b>	-	-	-	-	700	-	-	-	700
<b>25.01-30.00</b>	600	-	-	1,300	700	-	-	-	2,600
<b>30.01-35.00</b>	400	400	900	1,400	1,700	100	200	100	5,200
<b>35.01-40.00</b>	1,900	1,700	1,900	2,400	1,400	300	500	300	10,400
<b>40.01-45.00</b>	3,300	6,300	3,600	2,700	4,100	2,500	4,200	2,700	29,400
<b>45.01-50.00</b>	-	-	-	-	-	-	-	-	-
<b>50.01-55.00</b>	-	-	-	-	-	-	-	-	-
<b>55.01-60.00</b>	-	-	-	-	-	-	-	-	-
<b>60.01-65.00</b>	-	-	-	-	-	-	-	-	-
<b>65.01-70.00</b>	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	6,200	8,400	6,400	7,800	8,900	2,900	4,900	3,100	48,600

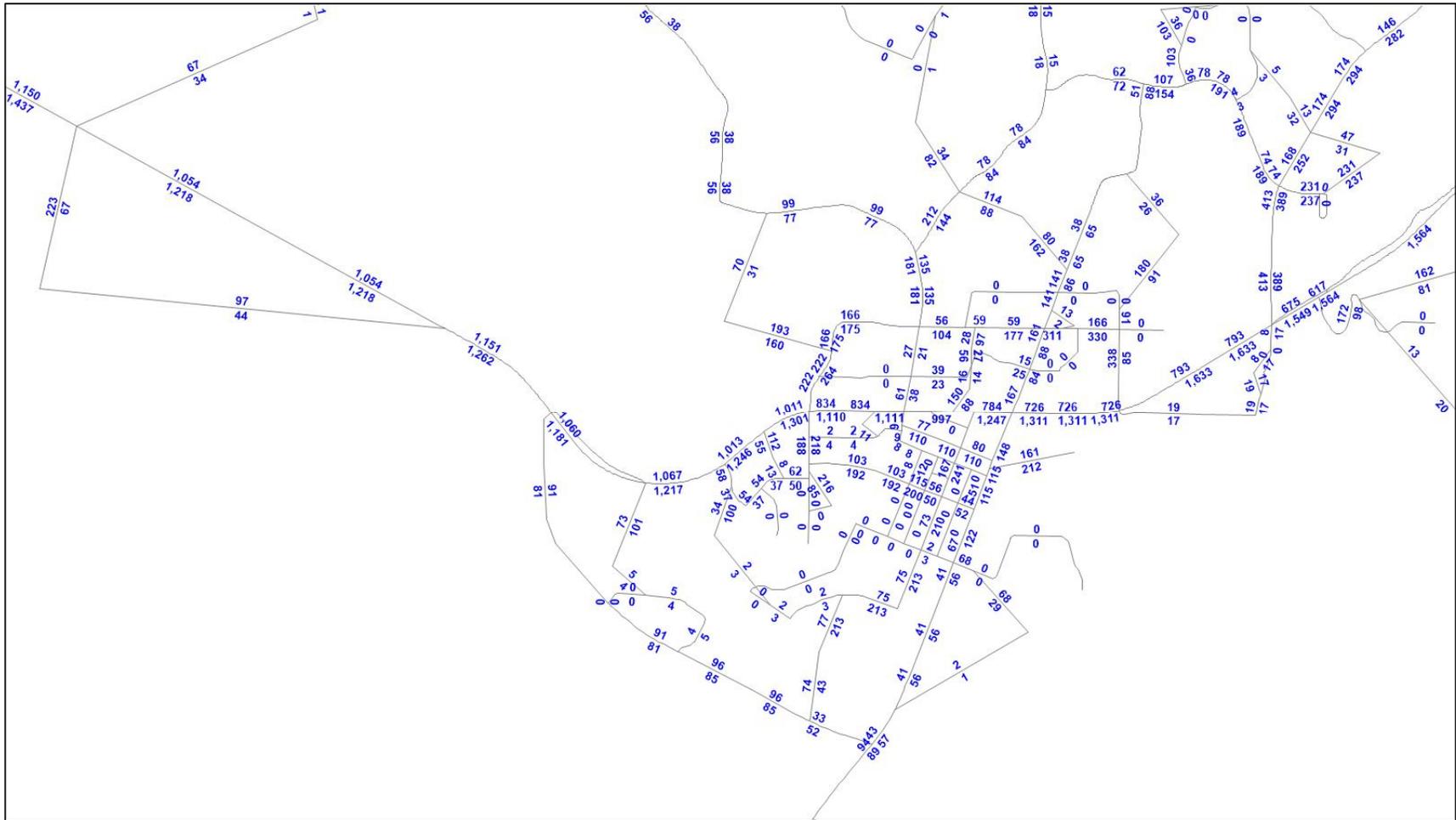
**TABLE 12: PROPOSED PROJECT VMT BY SPEED BIN – SANTA BARBARA COUNTY**

<b>SPEED BIN</b>	<b>AM</b>	<b>LATE AM</b>	<b>LUNCH</b>	<b>EARLY PM</b>	<b>PM</b>	<b>NT</b>	<b>EVE</b>	<b>LATE EVE</b>	<b>TOTAL</b>
<b>0.00-5.00</b>	1,000	1,000	-	1,600	2,200	-	-	-	5,800
<b>5.01-10.00</b>	300	500	600	1,300	3,600	-	-	-	6,300
<b>10.01-15.00</b>	900	600	800	7,000	85,500	-	400	-	95,200
<b>15.01-20.00</b>	3,700	1,100	1,200	4,100	37,000	-	800	-	47,900
<b>20.01-25.00</b>	32,700	3,300	3,000	47,600	135,200	300	1,200	400	223,700
<b>25.01-30.00</b>	106,300	35,500	29,700	92,600	95,000	14,800	25,000	13,500	412,400
<b>30.01-35.00</b>	123,900	101,500	85,000	280,700	260,900	30,200	65,400	38,900	986,500
<b>35.01-40.00</b>	216,400	79,000	86,300	136,800	244,400	21,800	97,300	31,600	913,600
<b>40.01-45.00</b>	424,700	608,700	450,500	462,900	586,900	245,000	351,400	287,700	3,417,800
<b>45.01-50.00</b>	48,700	16,700	12,800	21,900	87,700	10,100	11,600	9,100	218,600
<b>50.01-55.00</b>	138,600	27,800	21,300	99,300	147,800	12,900	19,800	11,200	478,700
<b>55.01-60.00</b>	195,400	108,700	80,600	239,300	99,100	66,200	77,600	54,800	921,700
<b>60.01-65.00</b>	470,800	951,100	751,700	535,300	572,000	696,300	683,800	403,700	5,064,700
<b>65.01-70.00</b>	1,900	2,800	800	300	300	3,200	1,900	45,200	56,400
<b>TOTAL</b>	<b>1,765,300</b>	<b>1,938,300</b>	<b>1,524,300</b>	<b>1,930,700</b>	<b>2,357,600</b>	<b>1,100,800</b>	<b>1,336,200</b>	<b>896,100</b>	<b>12,849,300</b>



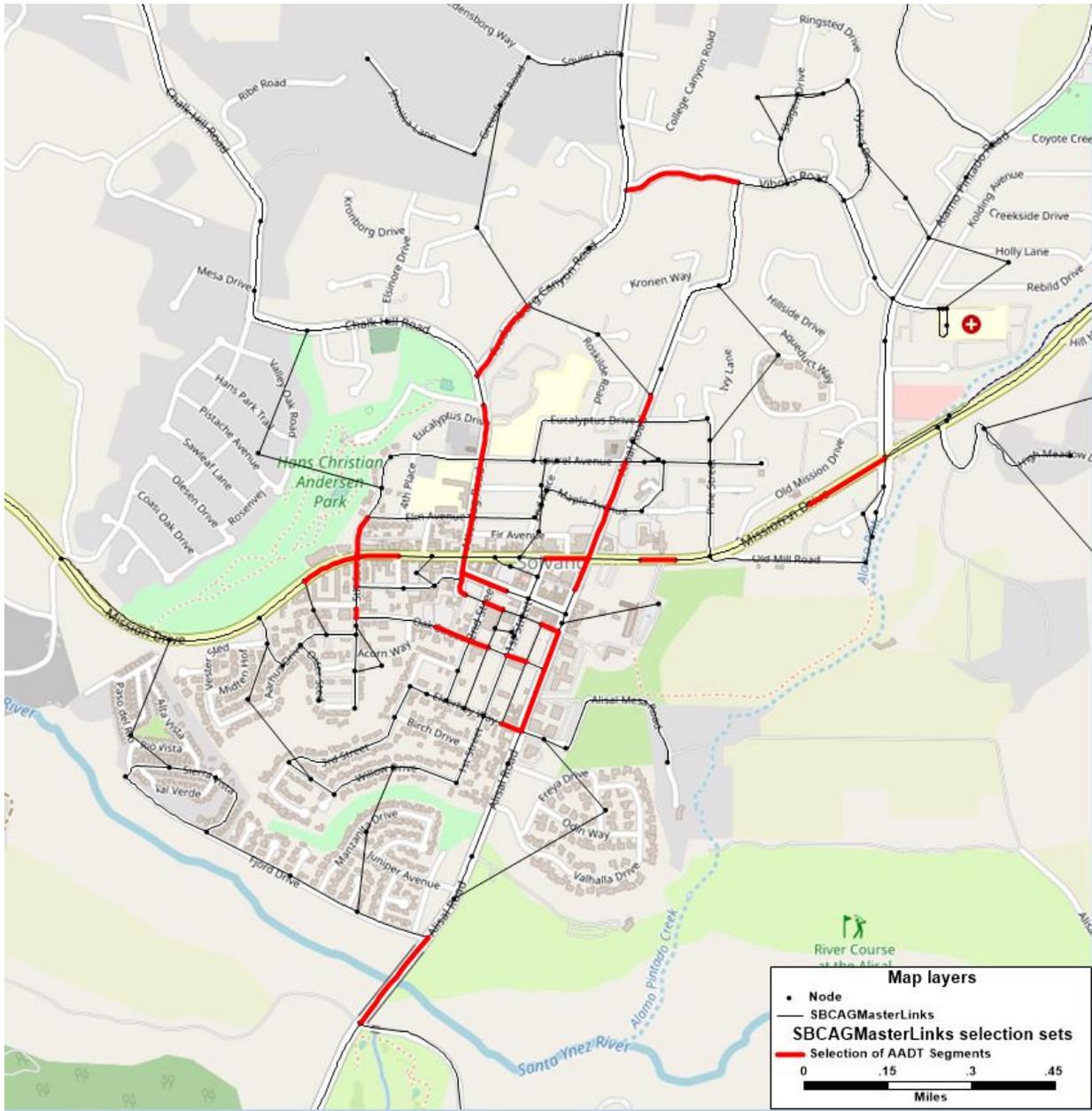


**FIGURE 8: PM PEAK HOURS VOLUME OF 2050 ALTERNATIVE 4 – WITHOUT FJORD DRIVE EXTENSION**



**FIGURE 9: AM PEAK HOURS VOLUME OF 2050 ALTERNATIVE 4 – WITH FJORD DRIVE EXTENSION**





**FIGURE 11: SELECTED LINKS FOR ADT VOLUME COLLECTION**

**TABLE 13: ADT VOLUMES OF 2015 EXISTING SCENARIO**

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
1	SR 246	5th Street	Nykobing	2	35	2,036	2,644	2,047	2,414	2,570	1,022	1,666	1,221	15,621
2	SR 246	4th Street	5th Street	2	35	1,580	2,111	1,630	1,871	1,947	761	1,443	1,122	12,467
3	SR 246	Alisal Road	1st Street	2	35	1,604	2,042	1,542	1,844	2,106	804	1,502	1,224	12,667
4	SR 246	Old Mill Road	Alisal Road	2	35	1,575	1,954	1,485	1,786	2,089	788	1,484	1,232	12,393
5	SR 246	Alamo Pintado Road	Old Mill Road	2	35	1,832	2,250	1,728	2,036	2,460	921	1,692	1,373	14,292
6	Alisal Road	Viborg Road	Eucalyptus Drive	2	35	162	208	160	186	237	71	127	79	1,231
7	Alisal Road	Laurel Avenue	Maple Avenue	2	35	184	291	211	241	237	83	150	85	1,483
8	Alisal Road	Maple Avenue	SR 246	2	35	189	298	214	247	240	86	154	87	1,515
9	Alisal Road	SR 246	Copenhagen Drive	2	25	161	209	157	189	223	70	136	95	1,240
10	Alisal Road	Molle Way	Oak Street	2	25	81	106	80	95	107	34	65	39	606
11	Alisal Road	Oak Street	Elverhoy Way	2	25	88	110	85	97	114	39	62	37	634
12	Alisal Road	Fjord Drive	Rancho Alisal Drive	2	25	3	6	5	5	4	1	2	1	27
13	Squire Lane	Viborg Road	Chalk Hill Road	2	35	295	364	280	330	353	119	187	105	2,033
14	Atterdag Road	Chalk Hill Road	Laurel Avenue	2	25	283	359	281	316	336	123	195	113	2,004

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
15	Atterdag Road	Laurel Avenue	Elm Avenue	2	25	39	66	45	58	59	16	34	18	336
16	Atterdag Road	Elm Avenue	SR 246	2	25	85	127	94	109	123	37	67	38	681
17	Atterdag Road	SR 246	Copenhagen Drive	2	35	260	451	355	341	253	88	246	169	2,162
18	Atterdag Road	Copenhagen Drive	Copenhagen Drive	2	35	93	211	167	117	36	8	108	67	807
19	Atterdag Road	Copenhagen Drive	Molle Way	2	35	97	218	172	122	43	9	110	67	838
20	5th Street	Elm Avenue	SR 246	2	35	425	543	429	490	499	199	308	198	3,090
21	5th Street	SR 246	Copenhagen Drive	2	35	445	500	381	517	617	259	255	146	3,120
22	5th Street	Copenhagen Drive	Oak Street	2	35	448	508	386	522	623	259	259	148	3,152
23	Copenhagen Drive	Atterdag Road	1st Street	2	35	177	261	202	240	232	87	152	113	1,465
24	Viborg Road	Alisal Road	Squire Lane	2	35	105	116	89	104	126	37	70	40	687
25	Molle Way	2nd Street	1st Street	1	35	82	196	156	102	22	7	98	60	724
26	Molle Way	1st Street	Alisal Road	1	35	4	7	5	6	5	2	4	4	36
27	Oak Street	2nd Street	1st Street	2	35	349	474	352	483	571	200	228	127	2,784
28	Oak Street	1st Street	Alisal Road	2	35	74	105	79	92	100	30	58	34	572
29	Oak Street	2nd Street	5th Street	2	35	334	451	336	463	550	198	217	121	2,669
30	Elverhoy Way	1st Street	Alisal Road	2	35	4	5	4	5	5	1	3	2	29

**TABLE 14: ADT VOLUMES OF 2050 ALTERNATIVE 1**

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
1	SR 246	5th Street	Nykobing	2	35	2,417	3,672	2,666	2,834	2,847	1,261	1,994	1,182	18,873
2	SR 246	4th Street	5th Street	2	35	1,902	2,840	2,057	2,461	2,384	917	1,656	1,014	15,230
3	SR 246	Alisal Road	1st Street	2	35	1,914	2,588	1,966	2,400	2,478	925	1,640	1,075	14,986
4	SR 246	Old Mill Road	Alisal Road	2	35	1,910	2,491	1,910	2,455	2,541	914	1,638	1,105	14,963
5	SR 246	Alamo Pintado Road	Old Mill Road	2	35	2,185	2,798	2,136	2,787	2,965	1,069	1,864	1,258	17,063
6	Alisal Road	Viborg Road	Eucalyptus Drive	2	35	201	236	194	235	293	83	146	91	1,479
7	Alisal Road	Laurel Avenue	Maple Avenue	2	35	219	364	265	217	267	104	187	108	1,731
8	Alisal Road	Maple Avenue	SR 246	2	35	226	372	265	217	254	107	191	110	1,743
9	Alisal Road	SR 246	Copenhagen Drive	2	25	222	276	209	272	318	96	189	140	1,720
10	Alisal Road	Molle Way	Oak Street	2	25	134	173	132	175	201	57	116	83	1,071
11	Alisal Road	Oak Street	Elverhoy Way	2	25	223	316	240	296	325	106	187	127	1,820
12	Alisal Road	Fjord Drive	Rancho Alisal Drive	2	25	162	247	191	231	248	76	147	104	1,405
13	Squire Lane	Viborg Road	Chalk Hill Road	2	35	342	473	367	428	769	146	241	138	2,905
14	Atterdag Road	Chalk Hill Road	Laurel Avenue	2	25	309	445	347	420	411	147	236	136	2,450

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
15	Atterdag Road	Laurel Avenue	Elm Avenue	2	25	43	70	50	64	68	18	38	22	373
16	Atterdag Road	Elm Avenue	SR 246	2	25	93	148	116	128	141	44	78	46	793
17	Atterdag Road	SR 246	Copenhagen Drive	2	35	263	509	261	313	292	99	275	176	2,187
18	Atterdag Road	Copenhagen Drive	Copenhagen Drive	2	35	79	214	33	39	43	9	126	79	621
19	Atterdag Road	Copenhagen Drive	Molle Way	2	35	83	221	39	45	51	10	129	79	658
20	5th Street	Elm Avenue	SR 246	2	35	503	713	557	652	625	253	401	257	3,963
21	5th Street	SR 246	Copenhagen Drive	2	35	487	698	496	193	367	317	327	190	3,075
22	5th Street	Copenhagen Drive	Oak Street	2	35	490	704	501	197	372	317	330	192	3,104
23	Copenhagen Drive	Atterdag Road	1st Street	2	35	193	313	240	288	261	97	162	109	1,662
24	Viborg Road	Alisal Road	Squire Lane	2	35	128	146	112	145	484	44	92	54	1,204
25	Molle Way	2nd Street	1st Street	1	35	66	195	16	17	23	7	114	70	510
26	Molle Way	1st Street	Alisal Road	1	35	4	7	4	5	4	2	4	3	35
27	Oak Street	2nd Street	1st Street	2	35	435	671	638	731	682	257	302	175	3,890
28	Oak Street	1st Street	Alisal Road	2	35	147	228	171	197	205	72	124	77	1,220
29	Oak Street	2nd Street	5th Street	2	35	418	645	615	704	655	254	288	166	3,743
30	Elverhoy Way	1st Street	Alisal Road	2	35	4	7	5	6	6	2	4	2	36

**TABLE 15: ADT VOLUMES OF 2050 ALTERNATIVE 2**

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
1	SR 246	5th Street	Nykobing	2	35	2,471	3,611	2,678	2,824	3,010	1,263	1,970	1,177	19,004
2	SR 246	4th Street	5th Street	2	35	1,945	2,866	2,074	2,471	2,336	943	1,683	1,039	15,356
3	SR 246	Alisal Road	1st Street	2	35	2,031	2,678	2,026	2,482	2,492	968	1,707	1,125	15,507
4	SR 246	Old Mill Road	Alisal Road	2	35	2,032	2,544	1,938	2,525	2,536	943	1,683	1,140	15,343
5	SR 246	Alamo Pintado Road	Old Mill Road	2	35	2,437	2,946	2,242	2,964	3,021	1,128	1,966	1,325	18,029
6	Alisal Road	Viborg Road	Eucalyptus Drive	2	35	226	259	211	264	328	90	156	97	1,630
7	Alisal Road	Laurel Avenue	Maple Avenue	2	35	252	426	314	259	325	124	223	130	2,054
8	Alisal Road	Maple Avenue	SR 246	2	35	256	431	312	250	305	126	225	131	2,037
9	Alisal Road	SR 246	Copenhagen Drive	2	25	257	298	225	293	349	102	201	146	1,872
10	Alisal Road	Molle Way	Oak Street	2	25	170	197	149	197	234	63	130	91	1,230
11	Alisal Road	Oak Street	Elverhoy Way	2	25	262	340	257	318	363	112	201	135	1,988
12	Alisal Road	Fjord Drive	Rancho Alisal Drive	2	25	184	256	197	238	267	76	151	106	1,475
13	Squire Lane	Viborg Road	Chalk Hill Road	2	35	352	469	362	419	884	146	243	138	3,012
14	Atterdag Road	Chalk Hill Road	Laurel Avenue	2	25	313	440	341	399	665	146	234	135	2,672

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
15	Atterdag Road	Laurel Avenue	Elm Avenue	2	25	48	73	51	66	73	18	39	22	392
16	Atterdag Road	Elm Avenue	SR 246	2	25	103	160	124	141	153	47	83	49	860
17	Atterdag Road	SR 246	Copenhagen Drive	2	35	234	483	246	299	280	93	259	167	2,061
18	Atterdag Road	Copenhagen Drive	Copenhagen Drive	2	35	64	211	36	42	47	9	121	76	606
19	Atterdag Road	Copenhagen Drive	Molle Way	2	35	68	219	42	48	57	11	124	77	647
20	5th Street	Elm Avenue	SR 246	2	35	488	733	571	663	936	261	414	265	4,331
21	5th Street	SR 246	Copenhagen Drive	2	35	568	743	593	297	434	343	364	214	3,557
22	5th Street	Copenhagen Drive	Oak Street	2	35	573	753	600	305	442	343	369	217	3,602
23	Copenhagen Drive	Atterdag Road	1st Street	2	35	183	295	226	276	250	92	154	105	1,580
24	Viborg Road	Alisal Road	Squire Lane	2	35	137	151	114	150	601	45	96	56	1,349
25	Molle Way	2nd Street	1st Street	1	35	48	191	18	19	26	7	109	68	485
26	Molle Way	1st Street	Alisal Road	1	35	4	8	5	6	6	3	5	4	40
27	Oak Street	2nd Street	1st Street	2	35	477	695	648	735	713	258	321	186	4,033
28	Oak Street	1st Street	Alisal Road	2	35	164	247	184	213	229	75	135	83	1,329
29	Oak Street	2nd Street	5th Street	2	35	457	667	624	705	682	254	305	176	3,871
30	Elverhoy Way	1st Street	Alisal Road	2	35	5	8	6	7	8	2	4	2	43

**TABLE 16: ADT VOLUMES OF 2050 ALTERNATIVE 3**

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
1	SR 246	5th Street	Nykobing	2	35	2,493	3,625	2,684	2,830	3,013	1,273	1,973	1,178	19,069
2	SR 246	4th Street	5th Street	2	35	1,949	2,844	2,076	2,470	2,334	950	1,684	1,039	15,348
3	SR 246	Alisal Road	1st Street	2	35	2,040	2,685	2,031	2,491	2,496	978	1,712	1,127	15,560
4	SR 246	Old Mill Road	Alisal Road	2	35	2,068	2,559	1,952	2,540	2,543	958	1,699	1,159	15,478
5	SR 246	Alamo Pintado Road	Old Mill Road	2	35	2,474	2,953	2,256	2,988	3,019	1,141	1,982	1,344	18,156
6	Alisal Road	Viborg Road	Eucalyptus Drive	2	35	237	283	223	280	344	95	165	103	1,729
7	Alisal Road	Laurel Avenue	Maple Avenue	2	35	224	417	305	252	320	120	217	126	1,980
8	Alisal Road	Maple Avenue	SR 246	2	35	230	425	305	245	303	123	221	127	1,979
9	Alisal Road	SR 246	Copenhagen Drive	2	25	258	299	226	293	350	103	209	159	1,897
10	Alisal Road	Molle Way	Oak Street	2	25	158	187	141	185	217	58	124	88	1,157
11	Alisal Road	Oak Street	Elverhoy Way	2	25	243	319	241	297	337	105	189	128	1,859
12	Alisal Road	Fjord Drive	Rancho Alisal Drive	2	25	177	249	192	230	257	73	148	104	1,430
13	Squire Lane	Viborg Road	Chalk Hill Road	2	35	365	480	371	432	921	149	248	141	3,107
14	Atterdag Road	Chalk Hill Road	Laurel Avenue	2	25	320	448	347	408	685	149	239	137	2,734

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
15	Atterdag Road	Laurel Avenue	Elm Avenue	2	25	49	74	51	67	74	19	40	23	395
16	Atterdag Road	Elm Avenue	SR 246	2	25	107	167	130	147	158	48	86	51	894
17	Atterdag Road	SR 246	Copenhagen Drive	2	35	239	461	251	304	288	95	263	170	2,071
18	Atterdag Road	Copenhagen Drive	Copenhagen Drive	2	35	64	184	37	43	49	10	122	77	586
19	Atterdag Road	Copenhagen Drive	Molle Way	2	35	68	192	42	49	58	11	125	78	623
20	5th Street	Elm Avenue	SR 246	2	35	521	753	586	671	970	270	426	271	4,468
21	5th Street	SR 246	Copenhagen Drive	2	35	584	773	590	302	440	344	364	213	3,610
22	5th Street	Copenhagen Drive	Oak Street	2	35	589	782	597	309	448	344	369	216	3,653
23	Copenhagen Drive	Atterdag Road	1st Street	2	35	189	303	232	281	258	95	158	107	1,623
24	Viborg Road	Alisal Road	Squire Lane	2	35	140	150	112	155	626	44	96	55	1,378
25	Molle Way	2nd Street	1st Street	1	35	48	164	18	19	26	8	109	68	460
26	Molle Way	1st Street	Alisal Road	1	35	5	9	6	7	6	3	5	4	45
27	Oak Street	2nd Street	1st Street	2	35	481	729	651	737	719	260	324	187	4,088
28	Oak Street	1st Street	Alisal Road	2	35	161	243	181	211	226	74	133	82	1,312
29	Oak Street	2nd Street	5th Street	2	35	461	701	627	707	687	256	308	178	3,925
30	Elverhoy Way	1st Street	Alisal Road	2	35	5	8	6	7	8	2	4	2	43

**TABLE 17: ADT VOLUMES OF 2050 ALTERNATIVE 4**

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
1	SR 246	5th Street	Nykobing	2	35	2,470	3,619	2,683	2,833	3,006	1,265	1,968	1,176	19,020
2	SR 246	4th Street	5th Street	2	35	1,945	2,859	2,061	2,462	2,320	937	1,669	1,030	15,282
3	SR 246	Alisal Road	1st Street	2	35	2,032	2,671	2,021	2,485	2,489	967	1,701	1,120	15,486
4	SR 246	Old Mill Road	Alisal Road	2	35	2,038	2,544	1,940	2,535	2,541	947	1,683	1,142	15,370
5	SR 246	Alamo Pintado Road	Old Mill Road	2	35	2,425	2,936	2,232	2,961	3,015	1,122	1,955	1,319	17,965
6	Alisal Road	Viborg Road	Eucalyptus Drive	2	35	228	265	214	272	332	89	162	100	1,662
7	Alisal Road	Laurel Avenue	Maple Avenue	2	35	250	421	309	256	320	120	219	127	2,020
8	Alisal Road	Maple Avenue	SR 246	2	35	253	425	306	246	298	122	220	126	1,995
9	Alisal Road	SR 246	Copenhagen Drive	2	25	258	298	225	295	350	102	203	148	1,878
10	Alisal Road	Molle Way	Oak Street	2	25	167	195	148	195	230	62	129	91	1,216
11	Alisal Road	Oak Street	Elverhoy Way	2	25	258	335	254	314	357	111	198	134	1,961
12	Alisal Road	Fjord Drive	Rancho Alisal Drive	2	25	183	256	197	238	266	76	152	106	1,472
13	Squire Lane	Viborg Road	Chalk Hill Road	2	35	357	478	369	426	884	148	247	141	3,050
14	Atterdag Road	Chalk Hill Road	Laurel Avenue	2	25	316	447	347	404	672	148	237	137	2,708

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
15	Atterdag Road	Laurel Avenue	Elm Avenue	2	25	48	73	51	67	75	19	39	23	395
16	Atterdag Road	Elm Avenue	SR 246	2	25	100	153	120	137	149	45	80	47	830
17	Atterdag Road	SR 246	Copenhagen Drive	2	35	245	497	249	301	285	95	262	169	2,103
18	Atterdag Road	Copenhagen Drive	Copenhagen Drive	2	35	72	221	35	42	47	10	122	77	626
19	Atterdag Road	Copenhagen Drive	Molle Way	2	35	77	229	42	48	57	11	125	77	666
20	5th Street	Elm Avenue	SR 246	2	35	485	736	573	660	932	260	414	265	4,325
21	5th Street	SR 246	Copenhagen Drive	2	35	558	729	587	299	432	341	360	211	3,517
22	5th Street	Copenhagen Drive	Oak Street	2	35	563	738	594	306	440	341	364	214	3,560
23	Copenhagen Drive	Atterdag Road	1st Street	2	35	187	302	231	279	256	94	157	107	1,613
24	Viborg Road	Alisal Road	Squire Lane	2	35	136	147	112	147	592	45	95	55	1,328
25	Molle Way	2nd Street	1st Street	1	35	56	200	17	18	25	8	109	68	502
26	Molle Way	1st Street	Alisal Road	1	35	5	9	6	7	6	3	5	4	45
27	Oak Street	2nd Street	1st Street	2	35	474	689	650	737	719	260	323	187	4,040
28	Oak Street	1st Street	Alisal Road	2	35	164	246	183	212	229	75	134	83	1,327
29	Oak Street	2nd Street	5th Street	2	35	453	661	626	707	687	257	307	178	3,876
30	Elverhoy Way	1st Street	Alisal Road	2	35	5	8	6	7	8	2	4	2	43

**TABLE 18: ADT VOLUMES OF 2050 PROPOSED PROJECT**

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
1	SR 246	5th Street	Nykobing	2	35	2,470	3,610	2,677	2,821	3,008	1,265	1,964	1,174	18,989
2	SR 246	4th Street	5th Street	2	35	1,947	2,870	2,071	2,464	2,327	945	1,677	1,036	15,338
3	SR 246	Alisal Road	1st Street	2	35	2,033	2,684	2,032	2,483	2,494	973	1,707	1,126	15,532
4	SR 246	Old Mill Road	Alisal Road	2	35	2,037	2,549	1,945	2,526	2,539	950	1,689	1,153	15,387
5	SR 246	Alamo Pintado Road	Old Mill Road	2	35	2,430	2,941	2,239	2,956	3,021	1,129	1,964	1,334	18,014
6	Alisal Road	Viborg Road	Eucalyptus Drive	2	35	220	253	207	259	319	88	154	96	1,595
7	Alisal Road	Laurel Avenue	Maple Avenue	2	35	246	423	312	254	320	122	221	130	2,028
8	Alisal Road	Maple Avenue	SR 246	2	35	251	429	310	246	302	125	224	130	2,017
9	Alisal Road	SR 246	Copenhagen Drive	2	25	254	295	223	288	347	101	205	158	1,872
10	Alisal Road	Molle Way	Oak Street	2	25	163	191	145	189	226	61	126	89	1,191
11	Alisal Road	Oak Street	Elverhoy Way	2	25	251	327	248	305	349	108	194	131	1,913
12	Alisal Road	Fjord Drive	Rancho Alisal Drive	2	25	176	248	191	229	257	73	147	104	1,425
13	Squire Lane	Viborg Road	Chalk Hill Road	2	35	352	469	361	419	879	145	242	138	3,005
14	Atterdag Road	Chalk Hill Road	Laurel Avenue	2	25	311	438	340	397	667	145	234	134	2,666

NO	ROADWAY	FIRST STREET NAME	SECOND STREET NAME	NO. OF LANES	SPEED LIMITS	AM	LATE AM	LUNCH	EARLY PM	PM	NT	EVE	LATE EVE	TOTAL DAILY
15	Atterdag Road	Laurel Avenue	Elm Avenue	2	25	48	73	51	66	73	18	40	22	391
16	Atterdag Road	Elm Avenue	SR 246	2	25	103	159	124	141	152	46	83	49	856
17	Atterdag Road	SR 246	Copenhagen Drive	2	35	242	491	246	300	283	93	260	168	2,084
18	Atterdag Road	Copenhagen Drive	Copenhagen Drive	2	35	70	219	36	42	48	10	121	77	623
19	Atterdag Road	Copenhagen Drive	Molle Way	2	35	75	227	42	49	58	11	125	78	664
20	5th Street	Elm Avenue	SR 246	2	35	496	738	575	664	942	263	416	266	4,360
21	5th Street	SR 246	Copenhagen Drive	2	35	565	739	593	304	438	344	365	214	3,563
22	5th Street	Copenhagen Drive	Oak Street	2	35	570	749	600	312	446	344	370	217	3,608
23	Copenhagen Drive	Atterdag Road	1st Street	2	35	186	298	228	278	253	93	156	106	1,596
24	Viborg Road	Alisal Road	Squire Lane	2	35	137	151	114	150	596	45	96	56	1,344
25	Molle Way	2nd Street	1st Street	1	35	54	199	18	19	26	8	109	68	499
26	Molle Way	1st Street	Alisal Road	1	35	4	8	5	6	6	3	5	4	40
27	Oak Street	2nd Street	1st Street	2	35	476	693	652	739	720	260	324	187	4,052
28	Oak Street	1st Street	Alisal Road	2	35	163	246	182	212	228	75	134	83	1,324
29	Oak Street	2nd Street	5th Street	2	35	456	665	627	709	688	257	308	177	3,887
30	Elverhoy Way	1st Street	Alisal Road	2	35	5	8	6	7	8	2	4	2	42

